

**Historic District Commission  
Meeting of  
October 20, 2004, 4:00 PM  
Town Hall, Provincetown, MA 02657**

**Members Present:** Meg Stewart; Carol Neal; Paul Church; Polly Brunell; and Eric Dray (Alternate)

**Excused Absences:** John Dowd, and Tom Boland

**Town Hall Representatives:** Maxine Notaro, Permit Coordinator.

The Work Session commenced at 3:30 PM. Carol Neal acted as Temporary Chairperson introducing the members of the Commission. Since Chair, John Dowd was absent, Eric Dray sat in on the meeting and voted.

*Work Session*

**Request for Administrative Approvals**

**Andrew Parkington on behalf of Ed Griffey, 7 Commercial Street, Unit #4** to replace cedar siding with cedar siding and repairs to cinder block foundation with cinder block as needed. Mr. Parkington explained that there was crack in the concrete foundation and he wanted to repair it using cinder blocks as it was an emergency situation. A building permit was already issued. This was unanimously approved.

**Sea Level Builders, John Zipperman and Harry Palmer on behalf of Lori Pressman, 655 Commercial Street** to remove and replace windows in kind, replace white cedar siding in kind and remove existing deck and rebuild to code. The presentation was unanimously approved as submitted.

**Robert Babineau on behalf of Paul Aanonsen, 6 Nickerson Street**, for removal of second floor leaded glass window and replace with appropriate double-hung window and replace clapboards and trim. This presentation was unanimously approved as submitted.

*Review of Previously Approved Cases*

**John DeSouza on behalf of Timothy Harrington, 96 Commercial Street** to change a previously approved existing two doghouse dormers on North/East elevation with one shed dormer which is partially visible from Commercial and Tremont Streets. It was decided that this Case be returned for full review.

*Old Cases*

**Case #2004-080 Application by Neal Kimball on behalf of The Red Inn (Richard Holland)** 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 add safety railings along the top of the seawall at the South side of the structure and to add a palletized patio between the existing structures and seawall on the South side at the property located at **15 Commercial Street, Provincetown, MA.**

The Commission members, prior to the meeting, made a site visit. Meg Stewart questioned the ownership of the seawall. Neal Kimball explained that the owners of the property owned the seawall.

A motion was made to approve this Case as revised to reflect a 36" railing pending confirmation from Town Counsel that this does not create a liability.

**Moved by:** Eric Dray

**Seconded by:** Meg Stewart

**Yea: 4 Nay: 0**

There was one abstention by Polly Brunell as she did not attend the site visit.

*New Cases*



A motion was made to approve the spiral staircase as submitted with the provision that the final circumference will be 5' with a wood door at the top. This is in accordance with Guideline #13.

**Moved by:** Eric Dray

**Seconded by:** Polly Burnell

**Yea: 4 Nay: 0**

**Case #2004-087 Application by Cape Associates, Inc. Mark Kinnane on behalf of Taylor-Zemo Realty Trust)** 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 remove three windows and one door, relocate two of the three windows and add a third window, add an eight foot French door and add a connection between the two deck sections at the property located at **165 Commercial Street, Provincetown, MA.**

The building is the Sandpiper Guest House that will be converted to condominiums. Paul Church visited the site and felt that the request was good. Mr. Kinnane stated that nothing else would be done on the structure that is not visible other than that on the plan.

A motion was made to approve as submitted according to Guideline #5e.

**Moved by:** Eric Dray

**Seconded by:** Paul Church

**Yea: 5 Nay: 0**

**Case #2004-088 Application by Ken Costa** 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 restore a Greek Revival style dwelling by adding architectural elements such as columns and window trim with peaked tops and molding, remove two existing rear additions, dormer front and rear of second floor, install 2/2 windows and construct a new foundation at the property located at **25 Watson's Court, Provincetown, MA.**

The applicant stated that he was staying within the same footprint as the existing house. Eric Dray said that changes made should not detract from what is historic. The architect reconceived the design, which is not appropriate.

An abutter in the audience stated that when buying an old house you have to keep the style. He felt the architect did not help the integrity of the structure. It was stated that the house is on a private street but parts can be seen from Cudworth Street.

Meg Stewart and Paul Church, who took some digital pictures, to check on the visibility, made a quick site visit. They returned with the information that the original Cape house is visible but the rear ell is not.

After discussion it was decided that the windows should be 6/6 not 2/2.

A motion was made to continue this Case to the next meeting, November 3<sup>rd</sup> and it was mentioned that the dormers are covered under Guideline #8a.

**Moved by:** Paul Church

**Seconded by:** Meg Stewart

**Yea: 5 Nay: 0**

**Case #2004-089 (Rescheduled to November 3, 2004 meeting) Application by Neal Kimball on behalf of Mitchell Bake and Thomas Egan** 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 add a shallow screen porch and landing off the front of the existing ell and add a small window in peak of the gable end on the South elevation. Extend the front porch and wrap along the east side to match existing, remove a small chimney and construct a new larger chimney for a fireplace. Extend the existing ell (requires removal of existing flat roof and rear facing the exterior wall), replace a portion of the flat roof with a gable roof to match existing, construct a deck over the remaining flat roof area between gables, add a deck railing to match existing, replace two second floor windows with doors to access the deck, replace the existing angle bay window with a larger box bay on the North elevation. Add one window, relocate two windows, add an egress door and landing, add a leaded glass transom window above the new door, replace one window with smaller in the kitchen, extend the ell by 16" to

connect to the main house on the West elevation at the property located at **174 Bradford Street, Provincetown, MA.**

**Other Business**

A general discussion ensued with Maxine Notaro as to what to allow in the Administrative Review section of the meeting and to clarify the instructions for applications. Meg Stewart would like the next work session to have a clear agenda with members of Town Counsel. A subcommittee will meet with Maxine Notaro every Thursday morning to discuss Administrative Approvals.

A motion was made to adjourn the meeting at 6:45 PM.

**Moved by:** Carol Neal

**Seconded by:** Meg Stewart

**Yea: 4 Nay: 0**

Respectfully submitted by  
*Joel Glasser*  
Recording Secretary

Approved by: \_\_\_\_\_ on \_\_\_\_\_  
John Dowd, Chairman Date