

**Historic District Commission
Meeting of
December 1, 2004, 4:00 PM
Town Hall, Provincetown, MA 02657**

Members Present: John Dowd, Chair; Meg Stewart; Carol Neal; Paul Church; and Eric Dray (Alternate)

Excused Absence: Polly Burnell

Town Hall Representative: Maxine Notaro, Permit Coordinator.

Request for Administrative Approvals

There were Administrative Approvals on the following locations:

15 Carver Street – Roof replacement
4 Conwell Street, Unit 2 – Window replacement
171 Bradford Street – Roof replacement
74 Commercial Street – Window replacement

The above applications were approved unanimously without a public hearing.

Case #2004-099 12 Franklin Street – New revised plans with the suggested changes made at the last meeting were submitted by Neal Kimball for approval and stamping.

Case #2004-100 10 Pearl Street – Redrawn plans were submitted for approval and stamping.

The Historic District Commission received a letter of resignation from Commissioner Paul Church. He will remain on the Commission until a successor is chosen.

Review and Approve Minutes

A motion was made to approve the minutes for the following meetings with corrections: September 15, October 6, October 20, November 3 and November 17.

Moved by: Meg Stewart

Seconded by: Carol Neal

Yea: 5 Nay: 0

New Cases

Case #2004-104 Application by William Jorgenson 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 the front entry to its original state at the property located at **510 Commercial Street, Provincetown, MA.**

There were no public comments for or against this application. A motion was made to accept the application with changes from square to round posts appropriately scaled. This is covered by Guideline #6a.

Moved by: John Dowd

Seconded by: Meg Stewart

Yea: 5 Nay: 0

Case #2004-105 Application by Deborah Paine Inc. on behalf of Jahm's Realty Trust (Anne Maguire, Trustee) 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 12'8" x 6' deck with stairs to the ground on the South facing the recent 1980's living room addition. Replace two double-hung windows with a 6' gliding French wood door and add two velux skylights to the East and West roofline on the 80's addition at the property located at **5 Cottage Street, Provincetown, MA.**

One of the main points in the discussion of this Case was of the chimney size, material, height, etc.

A motion was made to accept this application as presented. The Historic District Commission recommended that the skylight on the Southwest elevation be moved to the Northeast elevation. This is covered by Guideline #9d.

Moved by: John Dowd

Seconded by: Meg Stewart

Yea: 4 Nay: 0 Abstained: 1
Paul Church abstained

Case #2004-106 Application by John DeSouza on behalf of Robert Duffy 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 the bay window to the front entry, relocate front door, replace windows and doors with pattern change, replace the roof and siding, install new trim, rebuild the existing chimneys, changes to roofline on the seaside and Northeast elevations, remove decks and piers, addition of living space to the Northeast corner where deck to be removed, replace and construct new fences, railings on the South, East and West property lines at the property located at **27 Commercial Street, Provincetown, MA.**

John DeSouza and a representative of a design service represented the owner, Robert Duffy. Mr. DeSouza explained the applicant's requests.

John Dowd asked for any public comments. Bob Wolf, a neighbor residing at 25 Commercial Street stated that the fence now in existence is 4' high. If the new fence were brought up to the front of the building, it would be 3-4 feet from the street. John Dowd read a letter from a neighbor at 28 Commercial Street stating that the replacement of the fence would not mean the removal of the hedge. This letter was placed on file. Another neighbor, Rhoda Rossmore, called Maxine Notaro and stated that she wanted to see a smaller fence than the 6' fence planned. She also stated that the former owner had a small picket fence in place.

John Dowd suggested replacing the windows and doors with more appropriate windows and doors of the period of the house.

Eric Dray felt that a site visit was necessary to check on the requested fencing.

A motion was made to accept the plan as proposed with the following changes: All windows, except the bay windows, on the street side and car level of the garage on the Northeast elevation shall be to size and style to match window "M" on drawing page 10 of the Northeast elevation; proposed elevation near the main entrance, upper windows, should be symmetrically placed under the gable on the 2nd floor; page 10 window "M" to be retained in size and style on Northeast elevation; addition of two windows in the garage, Southwest elevation, using window "M"; the decision on the fence is being postponed pending a site visit by the Commission members; final drawings shall be resubmitted for final approval.

Eric Dray amended this motion for existing windows to be recommended for relocation and new windows as required.

A site visit will be made on Thursday, December 2 after a site visit to 463 Commercial Street and a subcommittee, without another hearing, can make the approval of the fence.

Moved by: John Dowd

Seconded by: Meg Stewart

Yea: 5 Nay: 0

Case #2004-107 Application by Neal Kimball on behalf of Antone VanDereck 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 and reconstruct an existing shed dormer on the West side of the structure and to remove and reconstruct and extend the existing suspended walkway and emergency egress along the West and South side of the structure and replace two double hung windows with an egress door on the South side of the building at the property located at **463 Commercial Street, Provincetown, MA.**

Neal Kimball explained the changes requested by the applicant. The Commission members felt that the new dormer design is too large.

Meg Stewart excused herself from the meeting at 6:30 due to a prior engagement.

A motion was made to continue this hearing pending research on the structure and to conduct a site visit, which will be scheduled for Noon on December 2nd.

Moved by: Paul Church

Seconded by: John Dowd

Yea: 4 Nay: 0

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

Moved by: Paul Church

Seconded by: Carol Neal

Yea: 4 Nay: 0

Respectfully submitted by
Joel Glasser
Recording Secretary

Approved by: _____ on _____
John Dowd, Chairman Date