

HISTORIC DISTRICT COMMISSION

July 18, 2007

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Polly Burnell, John Dowd,
Marcene Marcoux, and Clo Tepper.

Members Absent: Steven Bergquist and Carol Neal

Staff: Matt Mulvey and Maxine Notaro

The meeting was called to order at 3:36 p.m.

Administrative Reviews 3:30 p.m.

A mini discussion took place on Fire Station #2. Bob Evans said he's looking for a work session to talk about the outside of the building and wants to accomplish the 2nd means of egress for the 2nd floor. The first floor would be the entrance to the restrooms accessed through a vestibule (approximately 7 ft. deep) which would have visitor information. Bob Evans seemed to be satisfied with the direction he received from the HDC.

523 Commercial Street. Maxine said the HDC had already approved this plan but Neal Kimball's design was thought to have grown. Marcene said she would like to go back to the original minutes and see what we decided on and why – and also would like to go back to the house and have another look. Marcene also said she'd like to go back into the records and look at what was originally presented. John Dowd agreed this isn't an administrative review and feels there's been a creep in what we saw a month ago. Clo urged the presenters to think about what alternatives might work for them. Marcene said it may still be approved but we have to go back and take a look at it. At the next meeting it will be presented as an administrative review.

531 Commercial Street – John DeSouza and Glen Parker presented their revisions and reduction to the previously approved fence plan. Also they were asked to come before the Commissioners for a shed. Matt Mulvey said that if it's under 120 sq ft you don't need a building permit for a shed. It's not subject to any HDC ruling. John DeSouza said this has never been required for sheds and he doesn't want selective enforcement.

Motion: Accept the proposal as presented.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 3-0-1 ab (PB)

(The subject of sheds will be looked into at a future meeting.)

Public Hearing 4:00 p.m.

2007-30 – 149A Commercial Street

Robert Valois, the architect, asked for a continuation until the August 15th meeting. It was granted.

2007-32

Application by Jan Hurwitz for a Certificate 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 rebuild an existing deck on the east (waterfront) side, add an egress door and change windows and doors on the east and north sides at the property located at **7 Commercial Street, Unit U6, Provincetown, MA.**

There was one letter of support in the file. After a bit of discussion, the following motion was made:

Motion: Accept the proposal as presented.

Motion: Polly Burnell Seconded: Marcene Marcoux Vote: 4-0-0.

2007-33

Application by Mark Birnbaum for a Certificate 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 dormers and skylights to the west side roof, new windows and doors with alterations to fenestration, rebuild MoJo's with a new awning to extend around the shops and add second floor outdoor seating area, install a new chimney style enclosure around the commercial hood vent stack at the property located at **281 Commercial Street, Provincetown, MA.**

Tom Thompson, John DeSouza, Mark Birnbaum, and a 3rd man presented the case to the HDC. They collectively gave a brief overview of what had been there and how it had changed.

When the hearing was opened to the public, a neighboring business owner, John Cicero, expressed himself. He didn't feel dormers and increases should be added to historic buildings, etc. John Dowd responded by saying that the guidelines the HDC must follow say that we have to allow dormers. After a bit more conversation with John Cicero, the public section of the meeting was closed.

Mark B., the owner, said that they were talking about taking down MoJo's completely and rebuilding it. John D. advised that you can take down a portion of the building – so demolition of MoJos would be allowed and it would make the entire project easier to accomplish. After a good deal more conversation, the following motion was agreed upon.

Motion: Accept the proposal as presented and that the dormer with the center sections between the doghouses be flush with the doghouse facade, the small balcony be eliminated on the north elevation, the two shop spaces on the west elevation farthest to last be trimmed out to match the 3 southern ones so that the entire ground floor facade would have recessed panels and be uniform.

Motion: John Dowd Seconded: Polly Burnell Vote: 4-0-0.

The revised plan reflecting the above revisions in the motion will return at the next meeting of the HDC.

3 Fishburn Court – Tom Thompson, for his own planning purposes, wanted to review a possible plan and wondered about a porch on the front of the house. After a few more questions, he was told that his proposed project should be a full review.

Minutes of June 20, 2007.

Motion: Accept the minutes of the June 20th meeting as revised.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 4-0-0.

Adjournment happened at 5:40 p.m.

Respectfully submitted

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2007.
John Dowd, Chair