

HISTORIC DISTRICT COMMISSION

December 19, 2007

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Steve Bergquist, Polly Burnell, John Dowd,
Marcene Marcoux, Carol Neal, and Clo Tepper.

Members Absent: Joe Collins and Carol Neal (both excused)

Staff: Maxine Notaro

Work Session 3:45 p.m.

Administrative Reviews

26 Commercial Street – Tom Coen, the owner, was in attendance.

His plan was approved.

19 Center Street – remove and replace entry door on unit #4.

It should be replaced in kind. Maxine will show the sample discussed to the owner.

Fine Arts Work Center plan.

The plans were looked at and no decision was made.

The public hearing section of the meeting was opened at 4:00 p.m.

Public Hearing 4:00 p.m.

2007-51 (Continued from 12/5/07)

Application by Mark P. Kinnane on behalf of Gail Williams 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 change one window on the gable end of the cottage to a 3' x 6'-8" wooden door at the property located at **4 Dyer Street, Provincetown, MA.**

Mark K. is still asking for the HDC to deny this request. Mark is sure that the building itself is not on the Historic Register. In the code that Mark found - it only referred to the Massachusetts Historic code. Russ Braun, according to a letter, thought that the HDC had already turned it down. Marcene said that she would be more comfortable for the HDC to do their own research; procedurally Marcene finds it problematic. We've got experts right here and we still have to do our research and she prefers to continue this. Polly would like to move to deny it. Clo asked, "What is the down side to continuing it?" Mark said since the owner hasn't even seen the letter from R. Braun - if we're leaning toward denying it – we have to get Eric Dray to have any opinion.

Motion: Continue the hearing until the next meeting in January '08.

Motion: John Dowd Seconded: Polly Burnell Vote: 5-0-0.

2007-55 (Continued from 12/5/07)

Application by Deborah Paine, Inc. 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 expand the footprint by 2 feet and add a second floor to an existing garage at the property located at **428 Commercial Street, Unit #4, Provincetown, MA.** Revised plans as per HDC meeting of December 5, 2007

Deborah – in recapping the case – said that you sent us back to the drawing board and we have revised the plan. She got rid of the balcony. The east and north elevations are not viewed from a public way and we're extending the footprint 2 ft. This was a garage and they legally changed it into a bedroom; we're not tearing the building down.

Then several letters opposing the plan were read into the minutes. There was an e-mail dated December 2nd from a member of the Condo Association who stated that it was the understanding that the garage would remain a garage. A letter dated December 19th written by an owner from 8 Lovetts Court had much the same complaints that they had had before and also said that we were under the impression that the drawings would be complete and they aren't.

Peggy Pritchett said that at the last meeting she spoke in opposition. Her problems were mainly a change of use from a garage to a guest cottage and she wondered whether the tax structure had been adjusted. She believes there are serious questions that have to be addressed.

Deborah Paine said that a lot of questions had been raised that she'd like to respond to and clarify. She wants to assuage some of the concerns. There are a lot of concerns in those letters that are not under the purview of the HDC. Some of the issues raised are not for HDC to consider.

Maxine said that the HDC is only dealing with the exterior of the structure. Marcene M. said that a few months ago we decided on a rule that stated that any plan we were going to hear at a Wednesday meeting must be submitted to the Town Hall by the Friday before. This gives Commissioners, as well as abutters, an opportunity to review the plans. These plans came in late and Marcene is bothered that we're going forward with this. Deborah said that phone calls were made from her office. Marcene said that the problem really is that we come in unprepared. Deborah repeated that she did make phone calls. Steven B. said that Marcene and Russell are valuable but they make the rules. John Dowd said he hates bureaucracy – and the difference between a Friday and a Monday is negligible.

Clo thinks that in this case he suggests that they proceed.

Motion: Move to hear the case even though the plan was late.

Motion: John Dowd Seconded: Polly Burnell

Vote: 4 in favor - 1 no (MM) – 0 abstained.

Marcene said that this means that the exceptions are becoming the rules.

A detailed discussion ensued with the following motion being made:

Motion: Move to accept the proposal with the following changes:

- 1. Siding will be white cedar shingles**
- 2. The corner boards will be 1 by 5**
- 3. All windows will be 6 over 6 on the south, east, and west elevations**
- 4. Garage doors shall be wood with true divide windows**
- 5. Garage will have roll-up doors**

