

**Historic District Commission
Meeting of
February 16, 2005, 4:00 PM
Town Hall, Provincetown, MA 02657**

Members Present: John Dowd, Chair; Carol Neal, Vice Chair; Meg Stewart; Polly Burnell; and Eric Dray

Excised Absence: Paul Church

Town Hall Representative: Maxine Notaro, Permit Coordinator.

Work Session

John Dowd, Chair, opened the Work Session at 3:30 PM.

Informal discussion with Neal Kimball on behalf of John Yandrisovitz, 5 Conant Street – Proposal to removed two existing freestanding cottages, and to construct a single 1-½ story cottage over combined footprint.

Neal Kimball was looking for guidance from the HDC members. There are two cottages, c. 1960s, and the owner requests their removal and the rebuilding of a 1-½ story structure in lieu of the two cottages.

Meg Stewart thought it would be dangerous to allow this, as it is a highly visible location. Eric Dray was not concerned with the out buildings and carriage houses, sheds, etc. as with the design and scale of the new structure. Carol Neal was concerned with the character of the neighborhood and secondary cottages behind the main houses.

A discussion ensued regarding the cottages and out buildings and the design and keeping the existing cottages and working on the design. Meg Stewart stated that she could not vote for the demo of the cottages. Eric Dray stated that if the building is less than 50 years old, it is not necessary to freeze the character. He also said that the pitch of the roof could be altered to allow space on the upper story. John Dowd would allow a one-story building to become a 1-½ story but not a two-story building. The Commission members discussed the demo of buildings and the addition of floors. Eric Dray would like to see a design of the two cottages. Neal Kimball will discuss the options with the owner.

A quorum being present, John Dowd called the Public Hearing to order at 4:02 PM.

Public Hearing

Case 2005-14 Application by Neal Kimball on behalf of Kathryn Rafter 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 raise the roof over the rear (North) ell by 42". The new roof to include shed dormers on the East and West sides. Add two double hung windows in the new North gable end, add a small skylight on the West side, add a hood over the existing West French entry doors, replace two casement windows on the second floor of the main structure with same having divided light grills, replace front (South) facing skylights with two dog house dormers at the property located at **138 Commercial Street, Provincetown, MA. Revised plans resubmitted 2/11/05.**

Meg Stewart stepped down from hearing this Case as she is a direct abutter and Eric Dray, Alternate, sat in. Neal Kimball submitted new, revised plans. Commission members made some suggestions for changes. There were no public comments.

A motion was made to approve the resubmitted application originally dated February 9, 2005 pursuant to the front and rear dormers (Guideline #8a) and the reduction in overall height of the rebuilt ell (Guideline #15) so that it remains secondary to overall scale of primary structure. Replacing the front (South) facing skylights with two doghouse dormers (Guideline #8c). The windows are approved as submitted with ½ screens (Guideline #s 5a, b, c). The door lintel to be modified more simply (Guideline #6).

Moved by: Eric Dray

Seconded by: Polly Burnell

Yea: 4 Nay: 0

David Guertin was invited to attend this meeting regarding a discussion and update on the **Public Library, 356 Commercial Street (former Heritage Museum)**.

David Guertin, DPW Director, was invited by the HDC to give an update on the new library building. Eric Dray said that he had received telephone calls regarding the chain link fence on Center Street. This had led to a meeting with the library trustees and David Guertin. Mr. Guertin replied that the fence will be removed if it is not a safety liability. He will present important items to the HDC so that the HDC can participate in the reconstruction. He felt that it is important that he and the library committee come before the HDC for guidance and to work in concert. Eric Dray stated that the HDC, DPW and the State should make decisions.

There is a tour of the library building at 2:00 PM every Friday, which HDC members were invited to attend.

19 Court Street – Neal Kimball requested an informal review of changes to a garage building. He stated that the garage is marginally visible. He had photos showing the building from different angles. He discussed the plans and changes requested. Commission members made suggestions as well. He will submit an application with the suggested changes on February 11th with abutter's letters, etc.

346A Commercial Street – Representatives of Fish & Yee Condos appeared before the HDC. They were seeking advice regarding their plans. They want to demolish two structures and put in a full foundation and rebuild the structure in the style that currently exists. The buildings are listed as c. 1930. Eric Dray explained to the applicants the causes and reasons for a demolition. The applicants wanted to know what information and paperwork the HDC would need for the request for demolition. Mr. Dray stated that he was not inclined to approve a demolition of a structure. The applicants asked what kind of information the HDC would need to apply for a demolition and that they would return with the proper documentation if necessary.

Two Cases were brought forward by Maxine Notaro in order to get an administrative approval or if the HDC requests a full hearing:

148 Commercial Street – The applicant wants to change the position of a door and two windows in the rear. The Commission unanimously approved this application, as the changes are not visible from a public way.

35 Bradford Street (Mussel Beach Gym) – The applicant wants to do away with one apartment on the upper level and add two windows and a door on the parking lot side of the building. Because it was not clear as to what presently exists, the Commission members want the applicant to appear before the HDC. This will be at the meeting of March 23rd.

Since only three members will be available for the meeting of March 16, it will be postponed to Wednesday, March 23, 2005 at 4:00 PM. Eric Dray stated that before changing the meeting date, approval from the scheduled applicants has to be received. Maxine Notaro will take care of getting their approval.

A motion was made to adjourn the meeting 5:01 PM.

Moved by: John Dowd

Seconded by: Polly Burnell

Yea: 5 Nay: 0

Respectfully submitted by
Joel Glasser
Recording Secretary

Approved by: _____ on _____
John Dowd, Chairman Date