

**Historic District Commission
Meeting of
March 2, 2005, 4:00 PM
Town Hall, Provincetown, MA 02657**

Members Present: John Dowd, Chair; Meg Stewart; Polly Burnell, Paul Church

Excused Absence: Carol Neal and Eric Dray

Town Hall Representative: Maxine Notaro, Permit Coordinator.

John Dowd called the Work Session to order at 3:35 PM.

Administrative Review

157A Commercial Street –Jon Huge, applicant wants to replace siding, roofing and trim on exterior.

John Dowd and Commission members made suggestions for changes to his plans. He will correct the wording of his application to cover the siding, roofing and trim and the HDC members will approve his application administratively as it will be replacing same for same. He will appear at a later date for a Public Hearing on other changes.

Minutes

The minutes for the January 5th and January 19th meetings were approved and the Commission members will review the minutes for the February 2nd and February 16th meetings and will be voted upon at the next meeting as some of the members had corrections and changes thereto.

A quorum being present, John Dowd, Chair, called the Public Hearing to order at 4:03 PM.

Public Hearing

Case #2005-15 **Application by Brian DeLaurentis** 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 install a 3' x 3' x 6' cupola (as shown in a 1899 photograph of the existing dwelling) in place of a previously approved skylight at the property located at **5 Pearl Street, Provincetown, MA.**

John Cunningham represented Brian DeLaurentis and explained the plans, including a picture of the proposed cupola. It was noted that the building previously had a cupola. New drawings will be submitted.

A motion was made to approve the application as presented with the stipulation that the cupola will be held closest to the center of the building and not less than 7' back (Guideline #8a,iii).

Moved by: John Dowd

Seconded by: Meg Stewart

Yea: 3 Nay: 1
Paul Church voted against.

Case #2005-16 **Application by Brito Realty Trust, Michael Janoplis, 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 replace two sliders and one window and to replace roof shingles at the property located at **299 Commercial Street, Provincetown, MA.**

A motion was made to approve this application as submitted and is covered by Guideline #s 5a, 6b, 10a, and 12.

Moved by: Paul Church

Seconded by: John Dowd

Yea: 4 Nay: 0

Case #2005-17 **Application by Kevin Bazarian on behalf of J.D. Bower** 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 replace two 2/1 double hung windows with new 2/1 wood double hung windows on the east side and add one 6' French door to the deck at the rear of the building at the property located at **240 Bradford Street, Unit #2, Provincetown, MA.**

A motion was made to approve this application as submitted and is covered by Guideline #5.

Moved by: Polly Burnell

Seconded by: Paul Church

Yea: 4 Nay: 0

Case #2005-18 **Application by Victor DePoalo on behalf of David Silva** 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 demolish the existing structure and reconstruct a new dwelling on original footprint not exceeding a height of 19' 3". Additions beyond the existing structure would include second floor dormers, both shed and "doghouse" style at the rear of the building at the property located at **19 West Vine Street, Provincetown, MA.**

Ted Smith, architect, with Victor DePoalo, explained their plans for the new structure. The HDC members discussed the size and placement of the windows. Meg Stewart had a problem with the fenestration and dormer on the North elevation. John Dowd had no problem with the dormer as it contained a stairway. The roof pitch on the North Elevation was discussed and was decided to retain the original pitch and the 4/4 window will be a 6/6 window. On the West elevation, the 3 windows will be returned to 2 as on the original plans. There was a discussion of the shed dormer on the West elevation. Generally, the HDC will accept the design. On the South elevation, John Dowd felt that the dormers on the design were over-scaled. Meg Stewart suggested the applicant check the 1807 House on Commercial Street for dormer size and design.

Antonio Sanz of the public spoke in favor of the applicant.

The applicant will return at the next meeting, March 23rd, with revised plans incorporating the suggestions made by the HDC and accepted by the applicant.

A motion was made to continue this hearing at the March 23rd meeting.

Moved by: Paul Church

Seconded by: John Dowd

Yea: 4 Nay: 0

