

**Historic District Commission  
Meeting of  
March 23, 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

**Town Hall Representative:** Maxine Notaro, Permit Coordinator.

**Work Session**

The Work Session commenced at 3:30 PM.

**David Guertin and Board of Library Trustees, 356 Commercial Street**, discussion on Library fencing, exterior restoration and cupola.

The following members of the Board of Library Trustees met with the Historic District Commission: Sandy Fay, Carol Noyes, Marcia Fair, Jim Cole and Debbie DeJonker-Berry, Chairman of the Library Trustees. David Guertin of the DPW was unable to attend.

Jim Cole explained the items on the Library's list of subjects to discuss with the HDC. He stated that the planned date for the opening of the Library was April 20<sup>th</sup> and that they were concentrating on the interior of the building.

The Library Trustees brought the following topics to the attention of the HDC:

1. Access to Commercial Street entrance  
The Trustees suggested a walkway made of bricks and landscape timbers as a temporary entrance. The HDC members suggested a straightaway path to the center of the building since the building is symmetrical and they also made suggestions as to the make-up of the path.
2. Center Street fence and wall  
A new design is being worked on but they have not received any design plans from the designer. John Dowd suggested using pipe rail fencing.
3. Bike rack and park benches  
The placement of the bike rack and park benches was talked about. The HDC suggested locations for the bike rack so as not to be intrusive. The HDC members liked the idea of the benches being placed in front of the building.
4. Plantings  
Low maintenance plantings around the building using native plants was suggested.
5. Belfry  
The belfry will be moved within the next few months to the DPW garage.
6. Façade, and
7. Exterior signage  
A new logo is designed and will be incorporated into a new sign which will be 20' x 24' next to the door on Center Street and the sign on the Commercial Street side will be slightly larger.

Eric Dray thought that the Library Trustees were doing an "amazing" job on the accomplishments of the interior of the building.

A quorum being present, John Dowd called the Public Hearing to order at 4:00 PM. It was noted that Paul Church would not be attending any more meetings of the HDC.

**Public Hearings**

**Case #2005-18 (Continued from March 2, 2005) Application by Victor DePoalo on behalf of David Silva, 19 West Vine Street, Provincetown, MA.**

Eric Dray excused himself from hearing this Case.

Each elevation plan was looked at by the HDC. The changes suggested by the HDC at the last meeting were made. There were no public comments regarding the application.

A motion was made to approve the revised plans as submitted and the demolition of the existing structure. The new structure will be in the original footprint and covered by Guideline #s 14 and 15.

**Moved by:** Polly Burnell                      **Seconded by:** John Dowd                      **Yea: 3 Nay: 0 Abstained: 1**

Carol Neal abstained.

**Case #2005-19**                      **Application by Bradford Montello Realty Trust, Richard Murray, 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 remove one window and replace with two horizontal gliding windows and add one new exit door on the South elevation (rear of parking lot) at the property located at **35 Bradford Street, Provincetown, MA.**

Meg Stewart excused herself from hearing this application as she is a direct abutter. There were no public comments.

A motion was made to accept the application as presented according to Guideline #s 5c and 6b.

**Moved by:** John Dowd                                      **Seconded by:** Polly Burnell                                      **Yea: 4 Nay: 0**

**Case #2005-20**                      **Application by Thomas Capizzi, Jr. on behalf of Berg Family Trust, Eve Berg, 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 remove and replace second floor exterior patio stairs with new railings to match existing and to add four awning supports to match existing at the property located at **371-373 Commercial Street, Provincetown, MA.**

The representative of the owners explained the plan and Commission members questioned items such as the awning and railings.

There were no comments from the public and a motion was made to accept the plans as submitted with the stairs covered by Guideline #13 and the deck and railings covered by Guidelines #9c & d.

**Moved by:** Polly Burnell                                      **Seconded by:** John Dowd                                      **Yea: 5 Nay: 0**

**Case #2005-22**                      **Application by Peter Page on behalf of Jean Marino** 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 a door and replace with a wood door and sidelight at the property located at **14 Center Street, Provincetown, MA.**

A discussion concerning the width of the door ensued. The applicant felt that there would be a problem with a 2' door. There were no public comments regarding this application.

A motion was made to continue this application (with the consent of the applicant) to the next meeting, April 20<sup>th</sup>.

**Moved by:** Eric Dray    **Seconded by:** Polly Burnell    **Yea: 5 Nay: 0**

**Case #2005-23**                      **Application by Adam Schoenhardt** 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 eliminate one door currently joined to windows and relocate door joined to windows and add two windows where two doors were previously approved and to shift an existing door to the left and shorten the existing bay windows at the property located at **48 Commercial Street, Provincetown, MA.**

Mr. Schoenhardt explained this application. Meg Stewart felt that the fenestration does not meet the style of the existing structure. The Commissioners felt that the previously approved window changes were an improvement.

There were no public comments.

A motion was made to accept this application as presented with the change of the door to reflect the original approval.

**Moved by:** John Dowd                      **Seconded by:** Polly Burnell                      **Yea: 3 Nay: 1 Abstained: 1**

Eric Dray abstained and Meg Stewart voted against.

**Case #2005-24**                      **Application by Neal Kimball on behalf of Michael Perry** 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 convert an accessory use, free-standing garage into a massage studio by replacing the West facing overhead door with double carriage house style doors, add a functioning cupola, add an awning window on the north face and swap the location of a door and window on the South elevation at the property located at **19 Court Street, Provincetown, MA.**

After the applicant presented the Case, there were no public comments.

A motion was made to approve the application as submitted pursuant to Guideline #s 3k and 15.

**Moved by:** Meg Stewart                      **Seconded by:** Carol Neal                      **Yea: 5 Nay: 0**

**Case #2005-25**                      **Application by Tom Thompson** 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 move an existing cottage to the rear of the yard and add/replace windows with egress doors; replace bedroom dormers with shed dormers and proper double hung egress windows; re-side with cedar, install new trim and front doorway surround at the property located at **3 Fishburn Court, Provincetown, MA.**

John Souza explained the changes to the structure and that the cottage would be moved and turned counterclockwise. He wanted to bring the house closer to code.

Some of the changes he requested were: the front dormers will be shed dormers; the skylights would be smaller in scale; and he would use trim and molding appropriate to the house. The house would be resingled and the roof reclad.

Carl Neal read letters from abutters that were placed in the file. Hunter O'Hanian wrote in support of the application. George Goen and Carlo Caramanna wrote against the application. Steve Nason and Paul Glover were in favor of the applicant's plans. There was a memo from Doug Taylor, Building Commissioner regarding the bringing of the structure to code.

Members of the public were asked for comments. Donna Flack, an abutter, spoke in favor of the applicant and George Goen (see letter received, above) spoke against. He wanted to know what the need was for moving the cottage and the owner felt a need for a backyard. Eric Dray felt that the moving of the building is not equivalent to demolition. HDC members seemed to be in favor of the moving and new orientation of the cottage.

Meg Stewart thought that there was too much fenestration in the shed dormers. She felt that two windows would be better than the three shown on the plans.

A motion was made to move the cottage as proposed as the current location is not a significant development pattern of sight and neighborhood. This is covered by Guideline #s 2a & b.

**Moved by:** John Dowd                      **Seconded by:** Meg Stewart                      **Yea: 5 Nay: 0**

