

Provincetown  
**Historic District Commission**  
*Judge Welsh Hearing Room*  
3:30 p.m.  
**April 20, 2005**

Members Present: John Dowd, Eric Dray, Carol Neal, and Meg Stewart

Staff: Maxine Notaro and Doug Taylor

*Work Session: (called to order at 3:35 p.m.)*

Motion: John Dowd made a motion to have Eric Dray, the Chamber of Commerce representative, sworn in as a permanent Commissioner. Carol Neal seconded the motion and it passed 3-0-0.

Ron Reil, 9 Dyer Street, discussion on plans for renovations to existing cottages  
This was basically an informational meeting during which Mr. Reil's possibilities regarding his cottages was discussed. He wondered about adding a 2<sup>nd</sup> story to both cottages. He found he needs plans in order to get approval and was advised to seek advice from Maxine Notaro.

Public Hearing: (called to order at 4:00 p.m.)

*2005-22 (Continued from March 23, 2005)*

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.

This application was continued until the next meeting on May 4, 2005.

*2005-25 (Continued from March 23, 2005)*

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; reside with cedar, install new trim and front doorway surround at the property located at 3 Fishburn Court, Provincetown, MA.

This hearing was to detail all the changes which have been made in the plan, i.e., reducing dormers, removing a window, etc.

Motion: Carol Neal made a motion to accept the application for 3 Fishburn Court with the proposed elevations on the front (as shown on the new plan) and allowing the rear alterations because they're not visible from a public Way. Meg Stewart seconded the motion and it passed 4-0-0.

*2005-32*

Application by Frederick and Joy Long 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 solar panels at the property located at 90 Commercial Street, Provincetown, MA.

The first part of the application dealt with the installation of solar panels on the roof. The Longs were accompanied by their contractor and two people from Self-Reliance. After a whole lot of questions and answers it was decided that the amount of panels desired would not be aesthetically pleasing. It was suggested that the applicants supply a new plan with – perhaps – only four solar panels. The applicants balked since they have already expended a great deal of money on plans, and yet more plans.

Motion: Meg Stewart made a motion to continue the hearing on solar panels until the next meeting. Eric Dray seconded the motion and it passed 4-0-0.

The second part of the application was to make amendments to a prior plan. They were denied a garage plan so they redesigned the back windows. Their contractor detailed the adjusted plan and it was agreed that a subcommittee would look into the matter further.

Motion: Eric Dray made a motion to approve alterations on the rear and east elevations pursuant to 5c (relocation of the windows do not detract from the historic aspect and reconfiguration of the store front will be looked at on a new drawing). The plan was approved in principal but delegated to a subcommittee for final approval pursuant to guideline 10a. Meg Stewart seconded the motion and it was approved 4-0-0.

The subcommittee for 90 Commercial Street is comprised of John Dowd and Eric Dray. Doug Taylor wants addendum drawings submitted (perhaps 8.5" X 11")

#### *2005-33*

Application by Lawrence Yahn 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 construct second floor deck addition at the property located at 9 Standish Avenue, Provincetown, MA.

Motion: John Dowd made a motion to continue this application; Meg Stewart seconded the motion and it was passed 4-0-0.

#### *2005-34*

Application by Neal Kimball on behalf of Brad West 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 add a small awning window to the right of the second floor double-hung windows on the south side of the structure at the property located at 14 Brewster Street, Provincetown, MA.

Motion: Carol Neal made a motion to approve the application; Meg Stewart seconded the motion and it passed 4-0-0.

#### *2005-35*

Application by Neal Kimball on behalf of Patricia Gatto 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 add a skylight on the front south side of the structure to match the existing skylight at the property located at 586 Commercial Street, Unit #4, Provincetown, MA.

(Eric Dray recused himself from this hearing.)

Motion: Meg Stewart made a motion to approve as submitted; Carol Neal seconded the motion and it was approved 3-0-0.

#### *2005-36*

Application by Kevin Soyt 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 construct a shed dormer with studio windows on the northwest elevation; addition of skylights to the northwest and southeast elevations; addition of door and small balcony on the northeast; replace deck rail with shingle wall to match building and remove chimney built in approximately 1999 at the property located at 9 Pleasant Street, Provincetown, MA.

After a 40 minute presentation, the following motion was made:

Motion: Eric Dray made a motion to continue the case until the May 4<sup>th</sup> meeting. Carol Neal seconded the motion and it passed 4-0-0.

#### *2005-37*

Application by Peter Schweizer 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 construct addition/renovation of a 1960's condominium townhouse including raising the roofline 3' and filling in decks and install new egress doors and windows at the property located at 184 Bradford Street, Unit B, Provincetown, MA.

There were 5 letters read into the record and they all registered enthusiastic approval for the renovations proposed.

Motion: John Dowd made a motion to approve the application with one condition – that the roofline (dormer on the proposed west elevation) come back for additional review with an approval as amended. Eric Dray seconded the motion and it was approved 4-0-0.

2005-38

Application by Robert W. Galligan on behalf of Dr. Artemis S. Pinkerson 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 construct a 9'6" x 15' addition with alterations to include new foundation, reconstruction of 1<sup>st</sup> floor walls, new siding, roofing, windows and doors, replacement of decks and repairs to existing bulkhead at the property located at 49A Commercial Street, Provincetown, MA. Two abutters were very opposed to the plan; they were David Martin who lives next door and Pete Gallagher who stated that he was opposed to the entire plan. Eric Dray felt the drawings were not correct and the Commissioners need new plans if they are to consider it.

Motion: John Dowd made a motion to continue this case until the next meeting. Eric Dray seconded the motion and it carried 4-0-0. (It was suggested to the applicant that it might be valuable to have the designer attend the next meeting to clarify the plan.)

2005-39

Application by William N. Rogers, P.E., P.L.S. on behalf of Harlan J. and Lois G. Streib 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 lift the existing main building and cottage and install new brick faced crawl space foundations. Renovate the existing main building, in-place, with no increase in height or size. Renovate the existing cottage, in-place, with an increase of 18 inches to peak height (existing height is 17 feet 10 inches and proposed height will be 19 feet 4 inches). Install new structural members and framing along with the replacement and/or relocation of existing windows and doors at the property located at 44-48 Pearl Street, Provincetown, MA.

Gary Locke presented the plan to the Commissioners. After careful perusal the Commissioners made a few suggestions on the plan. The owners were enthused about the changes suggested and the following was decided:

Motion: Eric Dray made a motion continue the case to the May 18<sup>th</sup> meeting. John Dowd seconded the motion and it passed 4-0-0.

2004-067 (*Continued Case*)

Application by Robert Valois on behalf of David Martin 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 lift the existing structure to allow for the construction of a new "first" floor and increase the footprint by approximately 35 square feet to allow for new stair to new second floor and to rebuild the pier, bulkhead and foundation at the property located at 47 Commercial Street, Provincetown, MA. Eric Dray told Mr. Martin, his attorney, his court stenographer, and his designer that this was not a continued case – but was a case that had been denied. Also the case was the subject of a lawsuit and until this was resolved it couldn't be heard without all the proper notification to the abutters.

It was then decided to go into Executive Session:

When the Commissioners returned they told Mr. Martin and his assemblage that the Town's attorney had given them two possible options. The choices were to file a new application or the parties could jointly request that it will be sent down for another review.

It was then decided to accept the application for the May 18<sup>th</sup> meeting which would allow ample time for notification of abutters, publications in the newspapers, etc. so that a proper public hearing can be held.

Eric Dray further explained that the Commissioners are not empowered to hear the case today because timelines have not been adhered to.

By popular vote the marathon meeting concluded at 7:45 p.m.

Respectfully submitted,  
Evelyn Gaudiano  
Evelyn Rogers Gaudiano

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2005.

John Dowd, Chair