

**Historic District Commission
Meeting of
June 1, 2005, 4:00 PM
Town Hall, Provincetown, MA 02657**

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

Excused Absence: John Dowd

Town Hall Representative: Maxine Notaro, Permit Coordinator.

Work Session

The Work Session commenced at 3:30 PM.

32 Bradford Street – The applicant appeared before the Commission with plans and changes for a second means of egress. The HDC made suggestions regarding the rough plans shown by the applicant who will return with final plans.

The Public Hearing was called to order by Vice Chair, Carol Neal at 4:00 PM.

Public Hearings

Case #2005-42 (Continued from May 18, 2005)

Application by Neal Kimball on behalf of Vernon Brown 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 for the renovation of four free-standing cottages including reframing of roofs to increase pitch, remove covered patio from cottages 3 & 4 and bump out footprints and replace all windows and doors and change placement at the property located at **10 Washington Avenue, Provincetown, MA.**

Neal Kimball supplied a new, revised set of prints. Mr. Chris Snow, an attorney representing the applicants, stated that at the last meeting an abutter made some adversary remarks. He suggested that the owner get a new set of plans to the HDC. He felt that some HDC members were not present at all the meetings. He feels that it would be advisable for a continuance to the next meeting in the hope that a full compliment of the HDC will be there. He feels that if a member was not at all the hearings, they should not vote. This has to be checked with the Town Counsel.

A motion was made to continue this hearing until the next meeting.

Moved by: Carol Neal

Seconded by: Meg Stewart

Yea: 3 Nay: 0 Abstained: 1
Eric Dray abstained.

Case #2005-46 **Application by Neal Kimball on behalf of Scott Andonian and Rusdael Barros** 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 bypass the demolition delay policy of structures greater than fifty (50) years in age, and to allow for the immediate demolition of the existing, uninhabitable and unstable structure. Plans for reconstruction of a new single-family dwelling are in progress at the property located at **34 Snow's Lane, Provincetown, MA.**

Neal Kimball stated that the both houses, in this application and in Case #2005-47 cannot be repaired and are in a dangerous condition. He is requesting to waive the six-month delay and to demolish the structures as soon as possible

Polly Burnell stated that the 2-story structure was an artist's residence and studio and when they are rebuilt, they should acknowledge this. Mr. Kimball replied that the new structures would be very simple cottages of 1 ½ story each with a dormer in the back, etc. They will not be elaborate.

Doug Taylor, Building Commissioner, looked at the buildings. He did not condemn them but they need to be rebuilt. Eric Dray brought out the point that the buildings are not architecturally important.

Carol Neal asked for any public comments and there were none.

A motion was made to bypass the demo delay process because the building is not significant under the definition of the by-law.

Moved by: Carol Neal

Seconded by: Polly Burnell

Yea: 4 Nay: 0

Case #2005-47 Application by Neal Kimball on behalf of Scott Andonian and Rusdael Barros 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 bypass the demolition delay policy of structures greater than fifty (50) years in age, and to allow for the immediate demolition of the existing, uninhabitable and unstable structure. Plans for reconstruction of a new single-family dwelling are in progress at the property located at **36 Snow's Lane, Provincetown, MA.**

This application ties in with Case #2005-047 with all the same particulars.

Carol Neal asked for any public comments and there were none.

A motion was made to bypass the demo delay process because the building is not significant under the definition of the by-law.

Moved by: Eric Dray

Seconded by: Polly Burnell

Yea: 4 Nay: 0

Case #2005-48 Application by Steve & Samantha MacNicoll dba Sam & Sam on behalf of Dr. G. Bruce Head III 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 add a second story with a gable roof to an existing one-story shed roof cottage at the property located at **4 Atwood Avenue, Cottage #3, Provincetown, MA.**

The applicant handed out a sheet giving specifics. Eric Dray explained to the applicant the HDC policy regarding the adding of a second story. Meg Stewart stated that by changing the height, the structure will not look like a secondary structure any longer. She also stated that there are ways of reducing the height and keeping it within the guidelines. Ms Stewart also stated that the applicant has to submit pictures of the main house and bring the height down. Eric Dray would like to see a simple elevation sketch showing height, etc.

Carol Neal asked for any comments from the public. Mr. Don Murphy of 56 Commercial Street is comfortable with the plans. The applicant also wanted the HDC's opinion and clarification of items regarding fan windows, doors, and windows on side of doors, etc.

It was moved to continue this application until the next meeting.

Moved by: Eric Dray

Seconded by: Polly Burnell

Yea: 4 Nay: 0

Case #2005-49 Application by Peter Page on behalf of Steven Nason and Paul Glover 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 replace miscellaneous exterior trim and shingles, addition of traditional, louvered exterior shutters, replace front stoop and concrete walk, rebuild the brick chimney, replace an existing 6'5" x 8'4" garden shed facing Fishburn Court with a new 6' x 8' shed, replace existing nearly flat, asphalt roof on the northwest section of the dwelling with a rubber roof, replace existing gutters and downspouts, resurface the existing rear deck and replace existing stairs in similar configuration, remove lattice screening and replace railings at the property located at **30-32 Pearl Street, Provincetown, MA.**

Eric Dray complimented Peter Page on his documentation. The HDC members did not see any problems with the application.

A motion was made to approve the application as presented. The approval is based on Guideline #s 2b, 2c, 8b

& 14.

Moved by: Carol Neal

Seconded by: Polly Burnell

Yea: 4 Nay: 0

Administrative Reviews

54 Bradford Street – request to enclose the patio. This applicant has to come before the Commission for a full review.

554 Commercial Street – request to replace 28 windows with white vinyl. This applicant has to come before the Commission for a full review.

Minutes

A motion was made to approve the minutes of the meeting of May 18th with corrections.

Moved by: Meg Stewart

Seconded by: Eric Dray

Yea: 4 Nay: 0

A motion was made to adjourn the meeting at 6:15 PM.

Moved by: Eric Dray

Seconded by: Polly Burnell

Yea: 4 Nay: 0

Respectfully submitted by
Joel Glasser
Recording Secretary

Approved by: _____ on _____
John Dowd, Chairman Date