

**Historic District Commission
Meeting of
October 9, 2003, 3:00 PM**

Members Present: Thomas Boland (Chairman), John Dowd (Vice-Chairman), Paul Church, Meg Stewart, and Carol Neal (Alternate)

Members Absent: Roger Keene (Alternate)

Town Hall Representatives: Jon Gilmore, Director of Community Development and Maxine Notaro, Permit Coordinator.

Tom Boland, Chairman, called the meeting to order at 3:00 PM.

Public Meeting

Case #2003-76

Application by Deborah Paine, Inc. on behalf Linda Glenn for a Certificate of Appropriateness 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 doors in units 4, 5, & 6 in kind at the property located at 97 Commercial Street, Provincetown, MA.*

Deborah Paine represented Linda Glenn and explained that five doors will be replaced in kind, three in front and two with full views on the waterside. Meg Stewart was appointed point person for this Case to follow through and see that the work being done follows the approval of the Historic District Commission. A motion was made to accept these changes as presented.

Guidelines Sections: 6.b

Motion by: Meg Stewart

Seconded by: Paul Church

Vote: 5-0-0

Case #2003-77

Application by Eric Dray for a Certificate of Appropriateness 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 two and one-half foot extensions to eyebrow dormer at the property located at 586 Commercial Street, rear building, Provincetown, MA.*

Eric Dray presented this case and explained the items. Tom Boland read a letter from Peter Manso, an abutter living at 592 Commercial Street, dated September 26, 2003. He was apposed to the work done on 586 Commercial Street and felt that Mr. Dray exploited its use with additions. Tom Boland stated that the work follows the Guidelines.

A motion was made to approve the plan as submitted. Paul Church will track the work being done on this Case.

Guidelines Sections: 8.a.i, 8.a.ii

Motion by: Paul Church

Seconded by: Carol Neal

Vote: 5-0-0

Case #2003-78

Application by Thomas Thompson for a Certificate of Appropriateness 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 replace gable dormers with shed dormer and roof deck, addition of gable dormers to east side, addition of spiral staircase for secondary egress at the property located at 586 Commercial Street, Unit #9, Provincetown, MA.*

The plans were submitted to the Zoning Board and the Historical Commission with their approvals with conditions. John DeSouza explained the plans to the Historic District Commission and clarified items for the members. The rail on

the deck and the doghouse dormer will be the same height. John Dowd suggested that the plans submitted should be the existing and proposed plans to make it easier for the members of the Commission to understand. The secondary egress is required by the building code. John Dowd questioned the metal spiral stairway and suggested it be painted to blend in with the building. Tom Boland said that it is difficult to mask a spiral stairway.

A motion was made to approve the plan as submitted. Paul Church will track the work being done on this Case.

Guidelines Sections: 9.a, 9.b, 9.c

Motion by: John Dowd

Seconded by: Paul Church

Vote: 5-0-0

Case #2003-79

Application by John Courcher and Robert McCamant for a Certificate of Appropriateness 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 change the roofline to the rear shed section with replacement windows and re-locate a door on the rear ell at the property located at 72B Commercial Street, Provincetown, MA.*

John DeSouza represented the applicants who could not be at the current hearing. This Case will be postponed to the meeting of October 23rd.

It was moved to deny this Case without prejudice.

Guidelines Sections: 12, 13

Motion by: Carol Neal

Seconded by: Meg Stewart

Vote: 5-0-0

Case #2003-80

Application by Donna Flax for a Certificate of Appropriateness 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 windows and doors, replace bulkhead with 6' x 6' deck, replace vinyl siding and re-roof at the property located at 5 Fishburn Court, Provincetown, MA.*

John Hopkins represented the construction company working on this property. He stated that the vinyl siding would be replaced with cedar shingles. The deck is not really a deck but a step-down from the French door. Tom Boland stated that this work is only visible from one elevation. The French doors, decks, etc. do not have to be approved by the Historic District Commission.

It was moved to accept this plan as presented.

Guidelines Sections: 4, 5.a, 5.b, 5.c, 12, 6.a

Motion by: Carol Neal

Seconded by: Paul Church

Vote: 5-0-0

Case #2003-72

Application by Robert Valois on behalf of RFE Keough Realty Trust, Raymond Francis Edward Keough, Trustee for a Certificate of Appropriateness 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 enlarge an existing dormer on the second floor West elevation at the property located at 45 Commercial Street, Unit #2, Provincetown, MA.*

Mr. Valois explained that the dormer is over the sink in the kitchen and extends to the bathroom. The Conservation Commission and the Zoning Board approved this application.

It was moved to approve this application and John Dowd will do the tracking.

Motion by: John Dowd

Seconded by: Paul Church

Vote: 5-0-0

Case #2003-75

Application by William S. Costa on behalf of David Chambers and John Crane for a Certificate of Appropriateness 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 three feet to an existing rear shed dormer to allow headroom to an existing shower and to add an awning window with applied exterior muntins at the property located at 12 Washington Avenue, Provincetown, MA.*

After a brief explanation by the applicant, it was moved to accept this application as presented.

Motion by: Paul Church

Seconded by: Carol Neal

Vote: 5-0-0

John A. Lisbon, representing **Theodore and Marilyn Rodes** appeared before the Commission to discuss the permitting process of the property located at **28-32 Standish Street**.

Mr. Lisbon was seeking guidance to see if he was on the “right track” to proceed with his plans. They were planning to demolish a tool shed and move a cottage to another location. A letter to the Commission from Mr. and Mrs. Rodes was read giving the history of the property and the reasons for the improvements planned. Guideline Section 12 would govern this Case. Tom Boland stated that the tool shed was the least of the problem as it is not historically significant. The cottage is more important. John Dowd said that the design of the new building uses three different styles competing with each other. It was also suggested that the applicants look around the town to see styles of secondary buildings to get ideas.

Mr. Lisbon also wanted some input regarding the property at **4 Atkins Lane**. The Historical Commission approved the project. He needed some information regarding the dormer. John Dowd thinks that the distribution of the windows is not correct or in the style of the period.

Tom Boland would like to schedule a work session for the Commission. He put some packets of material in the folder of the members for their perusal and study and to discuss at the work session.

It was moved to change the name of the Certificate of Appropriateness to Certificate of Compliance.

Motion by: John Dowd

Seconded by: Meg Stewart

Vote: 5-0-0

It was moved to adjourn the meeting at 5:00 PM.

Motion by: Paul Church

Seconded by: Carol Neal

Vote: 5-0-0

Respectfully Submitted
Joel Glasser

Approved by: _____ on _____
Tom Boland, Chair Date