

**Historic District Commission  
Meeting of  
October 23, 2003, 3:00 PM**

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

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

Tom Boland, Chairman, called the meeting to order at 3:07 PM.

***Public Meeting***

**Case #2003-81**

**Application by Peter Page on behalf of James Mack** 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 existing colonial front door pediment and replace with wood awning supported by antique corbels at the property located at 178 Bradford Street, Provincetown, MA.*

James Mack presented this case to the Commission. He stated that the only old photographs of the house he could find were from c.1961. There was nothing earlier. The Commission members felt that the corbel (picture supplied by James Mack) was somewhat too ornate and suggested to try to keep it in scale with the building. Tom Boland suggested that the Commission members take a look at the corbel in the field to get a better feeling for the proportions and he also questioned if the doorway could support a large hood and that, after the Commission members make a site visit, a decision should be made at the next meeting in two weeks.

*Guidelines Sections: 6.a*

A motion was made to Deny Without Prejudice. The members will make a site visit at their convenience.

**Moved by:** John Dowd

**Seconded by:** Polly Burnell

**Vote:** 5-0-0

**Case #2003-82**

**Application by Deborah Paine on behalf of Paula LaPalme** 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 push out rear second floor gable wall over the first floor creating more space, match roofline on second floor, and add three dormers to match the existing at the property located at 642 Commercial Street, Provincetown, MA.*

Deborah Paine stated that the project was underway with a building permit. This application is intended to attempt to bring light and space into the building. Existing and proposed plans were submitted to the Commission. One of the items was to extend the second floor over the 8½ wing in the rear of the building.

*Guidelines Sections: 5.a, b; 6.b; 8; 13*

A motion was made to accept the plans as submitted.

**Moved by:** John Dowd

**Seconded by:** Polly Burnell

**Vote:** 5-0-0

Tom Boland will track this case.

**Case #2003-83**

**Application by Joy Coming Architects Studio, LTD. on behalf of Freddi Levin Revocable Trust, John & Toni Levin, Trustees,** 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 change existing foot window to double hung windows at the property located at 604 Commercial Street,*

**Provincetown, MA.**

The previous Historical Commission approved this plan. Window to be 2/3, true divided, muntins on outside. John Dowd felt new proposed windows are better than the ones previous approved.

*Guidelines Sections: 5.a, b; 6.b; 8; 13*

A motion was made to accept the plans as submitted with 2/2 windows.

**Moved by:** John Dowd

**Seconded by:** Paul Church

**Vote:** 5-0-0

**Case #2003-84**

**Application by Mike Meyers on behalf of Nelson Villafane** 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 enlarge deck, upgrade railings, cover existing siding with cedar shingles, trim windows, add decorative support columns to 2<sup>nd</sup> floor deck, add cedar roof shingles, and move fence forward at the property located at 10 Masonic Place, Provincetown, MA.*

Roger Keene stepped down from hearing this case, as he is an abutter. The owner wants to make the house look more like a Cape house. An abutter sent a letter supporting the changes and the work already performed. The building was erected in the 1980s but more than 25% is being changed therefore it has to be approved by the Historic District Commission.

Commission members Tom Boland and John Dowd made suggestions to make the façade look more in proportion and not top heavy.

A motion was made to approve the plan as submitted with the condition that corner columns would start at the 3<sup>rd</sup> floor and continue down to the ground.

*Guidelines Sections: 3.k; 11; 12*

A motion was made to accept the plans as submitted with 2/2 windows.

**Moved by:** Meg Stewart

**Seconded by:** John Dowd

**Vote:** 5-0-0

Tom Boland will track the last three cases.

**Case #2003-85**

**Application by John A. Lisbon on behalf of Theodore & Marilyn Rodes** 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 relocate existing cottage to 37 Alden Street; demolish utility shed and replace with new building at the property located at 28-32 Standish Street, Provincetown, MA.*

Roger Keene will track this case. Polly Brunell, an abutter, had to step down. Mr. N. Barry, who is taking the cottage and moving it to his property at 37 Alden Street, was also present. Ted Rodes supplied overlays showing the changes. He also asked about the doors and what style and what they should be made of. The Commission suggested that they should be wood. He also stated that there will be a shed entrance to the basement that will be used as a laundry room instead of the bulkhead door.

The Commission supports the placement of the shed close to the street lines and would be glad to write a letter to the Zoning Board in support of this.

Most of the members stated that they would not support this case if the building was in a more prominent location such as Commercial Street.

A motion was made to approve the demolition of the shed and lower the pitched roof building on the SE side and approve the moving of the cottage.

**Moved by:** Paul Church

**Seconded by:** John Dowd

**Vote:** 5-0-0

A motion was made to approve the new structure with changes as submitted on the overlay with changes added: wood panel door, square set window on points, southeast gable and build dog house entry to align with second floor for entry to the laundry area.

**Moved by:** John Dowd

**Seconded by:** Paul Church

**Vote:** 5-0-0

*Other Business*

Jon Gilmore stated that there has to be changes to the meeting schedule because of holidays. These changes will be made.

Filing fees for the Certificate of Compliance were discussed at the last work session.

The minutes of the last two meetings (9/24 and 10/9) will be read by the members and voted on at the next meeting.

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

**Motion by:** John Dowd

**Seconded by:** Paul Church

**Vote:** 5-0-0

Respectfully Submitted  
Joel Glasser

Approved by: \_\_\_\_\_ on \_\_\_\_\_  
Tom Boland, Chair Date