

Historic District Commission  
Meeting of  
November 20, 2003, 3:00 PM  
Judge Welsh Meeting Room, Town Hall, Provincetown, MA 02657

**Members Present:** 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.

John Dowd (Vice-Chairman) called meeting to order at 3:03 PM

*Public Meeting*

**Case #2003-90**

**Application by Deborah Paine on behalf of Thomas Biggert** for 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 the front entry deck to approximately 31' x 9'6" and new stairs are to have 3 recessed treads at the property located at 584 Commercial Street, Provincetown, MA.* Deborah Paine presented this case to the Commission. Plan calls for demolition of existing front porch and installing a new larger one similar to the White Wind Inn. Concern was raised by members that new structure would block bay windows. Various alternatives were discussed. Deborah Paine asked that this matter be continued at next scheduled meeting where she would present revised plans.

*Guidelines Sections: 9.c*

A motion was made to Deny Without Prejudice.

**Moved by:** John Dowd

**Seconded by:** Polly Burnell

**Vote:** 5:0:0

**Case #2003-91**

**Application by Robert J. Starmer and Frederick M. Ramos** for Certificate of Compliance to be issued in accordance with the Provincetown Historic Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. *The applicants seek approval to construct a second floor addition, change all windows and add front and rear open porches at the property located at 552 Commercial Street, Provincetown, MA*

Robert J. Starmer presented this case to the Commission. Concern was raised by members that design is too contemporary for neighborhood. It was noted that this was the first time the Historic Commission was asked to rule on new construction project. After extensive discussion it was decided that submitted plans were no longer current and did not provide enough detail. It was suggested that this matter be continued at next scheduled meeting where applicants would submit new, more detailed plans. Paul Church will be Committee liaison for this project.

*Guidelines Sections: 13*

A motion was made to Deny Without Prejudice.

**Moved by:** Polly Burnell

**Seconded by:** Paul Church

**Vote:** 5:0:0

**Case #2003-92**

**Application by White's Construction Company, Inc. on behalf of Martin Huey** for a Certificate of Compliance to be issued in accordance with the Provincetown History Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. *The applicant seeks approval to construct a dormer at the property located at 525 Commercial Street, Provincetown, MA.*

Case was presented by Martin Huey, property owner as Lee White the builder was unavailable. Paul Church will be Committee liaison for this project.

*Guidelines Sections: 5.e, 8.1&2*

A motion was made to approve the plans as submitted.

**Moved by:** John Dowd

**Seconded by:** Paul Church

**Vote:** 5:0:0

**Case #2003-93**

**Application by Wooden Shoe Nominee Trust, Paul DeRuyter, Trustee** for Certificate of Compliance to be issued in

accordance with Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. *The applicant seeks approval to install a wooden fence along the perimeter of an existing concrete footing and chain link fence at the property located at 213 Commercial Street, and to replace a demolished fence and gate between 209 (Aquarium building) and 213 Commercial Street, Provincetown, MA.*

Case was presented by Paul DeRuyter.

*Guidelines Sections: 11*

A motion was made to approve plans as submitted.

**Moved by:** John Dowd

**Seconded by:** Paul Church

**Vote:** 4:1:0

#### **Case #2003-94**

**Application by New Art Realty Trust, Paul DeRuyter, Trustee** for Certificate of Compliance to be issued in accordance with Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. *The applicant seeks approval to renovate an existing cottage and add a second floor unit. Also planned is to add an additional unit to the rear of the proposed structure at the property located at 212-214*

**Commercial Street, Provincetown, MA**

Case was presented by Paul DeRuyter, Some concern over density of project was raised. Applicant agreed to change of proposed door and it was recommended that deck of existing cottage be changed to match decks on new construction.

*Guidelines Sections: 3.k*

A motion was made to approve plans with following conditions:

-Door must have 1 light panel, with paneled top and bottom

-Determine whether ground floor can move out to line up with 2<sup>nd</sup> floor.

-Rails should be “captured baluster” design

-Rake bed on front façade down alley be more like existing structure.

**Moved by:** John Dowd

**Seconded by:** Polly Burnell

**Vote:** 5:0:0

**Case #2003-95**

**Application by Keith R. Stone** for Certificate of Compliance to be issued in accordance with Provincetown Historic Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. *The applicant seeks approval to construct an addition to accommodate a bathroom, treatment room, porch and stairs for second means of egress at the property located at 134 Commercial Street, Provincetown, MA.*

Case was presented by Keith R. Stone, property owner and Chris Rego, builder. John Dowd questions window choice. He would like to see more uniform size and moldings for front and back. Various other changes were requested. New plans reflecting changes will be submitted for approval. Meg Stewart will be Commission liaison.

*Guidelines Sections: 13, 5.c and 6.b*

A motion was made to approve plans with proposed changes and conditions.

**Moved by:** Meg Stewart                      **Seconded by:** Polly Burnell                      **Vote:** 5:0:0

**Case #2003-96**

**Application by Tom Thompson on behalf of Mary Ellen Noonan** for Certificate of Compliance to be issued in accordance with the Provincetown Historic Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. *The applicant seeks approval to replace existing west side door and window with a slider and to install skylight on west roof slope and north roof slope at property located at 156 Bradford Street, Unit #4, Provincetown, MA.*

Case was presented by John DeSouza who was representing Tom Thompson.

*Guidelines Sections: 8*

A motion was made to approve plans as submitted.

**Moved by:** John Dowd                      **Seconded by:** Paul Church                      **Vote:** 5:0:0

**Case #2003-97**

**Application by John A. Lisbon on behalf of MaryKate Murphy and Kathleen Spigner** for a Certificate of Compliance to be issued in accordance with the Provincetown Historic Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. *The applicant seeks approval to continue shed dormer on the south side of the dwelling to match the existing dormers at the property located at 4 Atkins Lane, Provincetown, MA.*

Case was presented by John A. Lisbon.

*Guidelines Sections:*

A motion was made to approve plans as submitted.

**Moved by:** John Dowd                      **Seconded by:** Paul Church                      **Vote:** 5:0:0

**Owners of 72B Commercial Street, Provincetown, MA would like to withdraw applications without prejudice.**

A motion was made to accept request

**Moved by:** John Dowd                      **Seconded by:** Polly Burnell                      **Vote:** 5:0:0

**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 Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. *The applicant seeks approval to relocate existing cottage at 37 Alden Street; demolish utility shed and replace with new building at the property located at 28-32 Standish Street, Provincetown, MA.*

Case was before the Commission because pervious approval was not specific enough.

A motion was made to approve relocation of shed as long as it was placed 12'6" from property line.

**Moved by:** Meg Stewart

**Seconded by:** John Dowd

**Vote:** 5:0:0

General Discussion on new construction guidelines.

A work session is scheduled for Tuesday, November 25, 2003 at 3:00PM

Meeting was adjourned at 6:00 PM

Respectfully submitted,

**Phyllis Lutsky**

Phyllis Lutsky

Recording Secretary

Approved by: \_\_\_\_\_ on \_\_\_\_\_  
John Dowd, Vice Chairman Date