

**Historic District Commission
Meeting of
February 2, 2005, 4:00 PM
Town Hall, Provincetown, MA 02657**

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

Town Hall Representative: Maxine Notaro, Permit Coordinator.

Work Session

John Dowd opened the Work Session at 3:40 PM.

Informal discussion with Gary Locke regarding proposed repairs to the Pizza Stand at 315A – 319 Commercial Street.

Gary Locke and Lenny Enos, the owner, requested suggestions and ideas from the HDC before proceeding with their final plans and construction. Mr. Locke explained what they hoped to do. Mr. Enos stated that he would like to demolish and rebuild the structure as the building is in disrepair. He said he would keep the same look and add a 2nd story for office space.

Eric Dray stated that this case really is two: demolition and design. He would like to know more about the history of the building. Meg Stewart agreed with Mr. Dray. It is two separate issues. She feels that the building should not be increased in size and volume.

John Dowd and the members of the Commission made suggestions for a new design. The applicants will return for another informal discussion with sketches.

Minutes

It was decided to review the minutes of the last three meetings at the next meeting when the Commission members would have a chance to review them.

A quorum being present, John Dowd called the Public Hearing to order at 4:02 PM.

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Public Hearing

Case 2005-10 Application by Neal Kimball on behalf of 240 Bradford Street Realty Trust 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 reconfiguration of the window layout on the front (South) elevation by replacing two double-hung and two awning windows with two double-hung windows and to add a foyer and sunroom on the West side and extend the building to the North adding a living room with a new master bedroom above at the property located at **240 Bradford Street, Building #2, Unit #3, Provincetown, MA.**

Neal Kimball explained that the house was a garage conversion and that the rear is not visible from a public way. It was brought out that the work on the structure would be a significant improvement on a non-contributing structure.

John Dowd asked for public comments and abutters Elaine Anderson and Lorraine Kujawa had no problems with what the applicant plans to do.

A motion was made to approve this Case as submitted.

Moved by: Meg Stewart

Seconded by: Polly Burnell

Yea: 5 Nay: 0

Case 2005-11 **Application by Paul Van Apeldoorn on behalf of Cassandra Benson** 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 dormer on the West façade of the roof at the property located at **284B Commercial Street, Unit #5, Provincetown, MA.**

Eric Dray stated that the request conforms to the dormer guidelines. The visibility is not major from a public way. The Commission members had no problem with the five-window setup. There were no public comments.

A motion was made to accept the Elevation #2 drawing with the five windows that conforms to Guideline #8a.

Moved by: Polly Burnell **Seconded by:** John Dowd **Yea: 4 Nay: 0 Abstained: 1**
Carol Neal abstained as she felt she had a conflict.

Case 2005-12 **Application by Timothy Harrington** 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 addition of a shed roof to bridge two existing doghouse dormers on the West/North elevation at the property located at **96 Commercial Street, Provincetown, MA.**

A motion was made to approve the application as submitted. This application falls under Guideline #8a. John Dowd had to step down, as he is an abutter so Eric Dray voted in his place.

Moved by: Polly Burnell **Seconded by:** Eric Dray **Yea: 5 Nay: 0**

Case 2005-13 **Application by Kirk Carter and Anthony Price** 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 alter the design of a shed dormer on the rear (East) side of the structure by reducing the width by 28” and to extend the footprint towards the rear by 36” and to remove two previously approved windows on the left (North) side of the main structure at the property located at **11 Cottage Street, Provincetown, MA.**

This Case was heard by the HDC at an earlier date and was presented by Neal Kimball who presented this revised version. He explained the new changes requested.

Eric Dray was opposed to the dormer extension as it was not within the bounds of the roof slope. Meg Stewart agreed.

John Dowd felt a compromise might work regarding a window by retaining the placement and filling in the window. Eric Dray was against this as it would be setting a precedent.

There were no changes made to the previous approval. It would be up to the client to keep the three windows as a change to the two.

A motion was made to deny the application altering the previous approved design. The location of the original windows is covered in Guideline #s 5b and c. The dormer alteration is covered by Guideline #8a.i as the proposed dormer would extend beyond the original roof slope.

Moved by: Polly Burnell **Seconded by:** Meg Stewart **Yea: 5 Nay: 0**

Case 2005-14 **Application by Neal Kimball on behalf of Kathryn Rafter** 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 raise the roof over the rear (North) ell by 42”. The new roof to include shed dormers on the East and West sides. Add two double hung windows in the new North gable end, add a small skylight on the West side, add a hood over the existing West French entry doors, replace two casement windows on the second floor of the main structure with same having divided light grills, replace front (South) facing skylights with two dog house dormers at the property located at **138 Commercial Street, Provincetown, MA.**

