

The Provincetown Historic District Commission
3:30 p.m. 24 May 2006 Town Hall

Members Present: Marcene Marcoux, John Dowd, Chair Carol Neal, Polly Burnell, Nathan Butera, E. Clothier Tepper

Members Excused Absent: None.

Members Absent: None.

Staff Present: Maxine Notaro, Permit Coordinator, Doug Taylor, Building Commissioner

Administrative Reviews

The work session was called to order by John Dowd at 3:42 p.m.

Issue: Scott Ravelson – 229 Commercial Street to review revised plans as previously requested

(Continued to Historic District Commission meeting on 14 June 2006.) \

Issue: Fred Ambrose – 361A Commercial Street for minor south wall details.

Discussion: Fred Ambrose: Southside stays the same. Will provide sidelights. Will address door on Commercial Street. John Dowd: Fire escape hovers.

Public Comment: None in favor, none opposed.

Issue: Fred Ambrose – 361B Commercial Street for minor north wall details.

Discussion: Fred Ambrose: North elevation 6/6 to 2/1. South 2/1 on 4 windows. Carol: No mix and match. Keep 2/1's consistent on whole building. Doug Taylor: 2/2's instead of 2/1's and 3 across top with blind windows for symmetry. John Dowd: Shift for centering windows. 2/1's have different spacing.

Public Comment: None in favor, none opposed.

Final drawings to be submitted with changes noted above.

Motion: Nathan Butera

Second: John Dowd

Establish a public general/open comment period at the end of each meeting. Such comments would not pertain to specific proposals brought before the Commission on that particular date. Comments would be limited to five minutes per speaker.

Yea: 6

Nay: 0

Abstain: 0

The public hearing was called to order by John Dowd at 4:03 p.m.

2006-48

Application by Fr. Henry Dahl, Pastor on behalf of The Roman Catholic Bishop of Fall River for a Certificate to be issued at **3 Mozart Avenue and 11 Prince Street** 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 rebuild the church destroyed by fire next to the existing Parish Hall, to restore and relocate the existing Rectory to an area next to the proposed location of the new Church. The proposal for the Rectory is to remove portions of the structure which are not historic, including the removal of the flat roof additions and to restore the structure to the prior historic look, remove a portion of the

existing three-car garage and rehabilitate to a two-car garage and move behind the relocated Rectory. If the garage structure cannot be moved due to structural integrity, then it will be razed and a new two-car garage will be constructed behind the Rectory. The final requirement is to remove the existing rental structure near Mozart Avenue.

Members sitting on case: Marcene Marcoux, John Dowd, Carol Neal, Polly Burnell, Nathan Butera.

Father Dahl and Tom Palanza, architect for the church, spoke representing the proposal. The removal of additions and restorations to the rectory were discussed. All of the original rectory structure would be retained, including the original trim as indicated from photographs. Flat roof additions and chimney would be removed. Restoration of original windows, now vinyl. Mozart Avenue would be widened for traffic using church property. The rental property, which is no longer needed, would either be moved or razed. To date no one has expressed interest in it. The proposed new church would be similar but larger in size, yet the same height. White cedar shingles to be used. White aluminum frame or Pella/Anderson type windows for stained glass. Handicap access at grade.

Public Comment: in favor or opposed.

- 1) Charles Lawton: Rental house to be razed is not historic. But it is an eyesore to neighborhood. Church is a community enter for Provincetown. Parish is quite cramped using only the Parish Hall.
- 2) Cathy Henrique: Mozart Avenue has changed over the years.
- 3) James Meads: Safety needs to be addressed and is through the proposed changes in parking and access/egress.
- 4) Beverly Ferreira: Parish Hall is not a church and we need a church. 5 Mozart Avenue should be razed.
- 5) Marilyn Downey: Safety issue to and from church must be addressed as per the proposed plans.
- 6) Gordon Ferreira: Many changes have occurred in the neighborhood changing the streetscape.
- 7) Chester Cook: Razing should be allowed. It is not enough that a building is old to save it. The building is not connected, unlike others in Town, to anyone famous.
- 8) Keith Bergman: Proposed plans meet the needs of the church in the 21st century while respecting the past. Moving rectory to the side for new community and traffic flow needs should be allowed.
- 9) Janice Holloman: Other Prince Street buildings have been demolished to one wall and then rebuilt even larger.
- 10) Bob Tosner: Commission should not delay plans.
- 11) Donald Morris: (abutter) Expressed concerns about his property being affected by proposed plans.
- 12) Donald Morris, Jr.: (abutter) Concerned about widening Mozart Avenue. Concerned that land swap between Town and Church blocks access to Captain Berties Way.
(Father Dahl offered 3 Mozart Avenue to Mr. Morris.)

13) Eric Dray: Opposed to demolition of 3 Mozart Avenue because of its historic integrity. 7 signs of historic criteria retained even after alterations and additions. Supports relocation of 5 Mozart Avenue to a suitable location. Opposes relocation of rectory. Opposes new plans because the streetscape would be changed.

14) Robin Reed, Esq.: (attorney for Dan Wolfe) does not see that extraordinary circumstances exist to permit razing of 3 Mozart Avenue. Concerned about loss of green space with the proposed configuration.

15) Dan Wolfe: (abutter) Concerned about loss of Cape Town appeal and about the parking lots.

16) James Quirk, Esq.: (representing Fall River) the fire created extraordinary circumstances. Supports preserving what can be preserved as long as church services can still be provided.

Tom Palanza added that the proposed parking does not increase the current number (80) of spaces.

One letter from Jean Conclin (abutter) read in favor.

Discussion: John Dowd proposes a site visit. Marcene: Site visit not needed at this time. She believes the commission should break discussion into three parts. Carol: Mozart building is the first focus. Marcene: No move of 3 Mozart is yet possible without discussing the other two issues. Safety addressed in proposed plans. The fire created a hardship. Polly: Case not yet made for demolition. Open to moving building. The site as well as the building is historic. Nathan: First time there are complete plans to look at. Appreciates urgency but does not want to rush into a decision. Would put parking at rear. Carol: Parking on side or back. Historic fabric, the setting of buildings on the site. Would like no parking in front with safety addressed. John: Basic design is fine. Visited a church with parking in front, which he did not like. Streetscape here would be changed. Village feels lost.

Tom Palanza: Entrance to face parking. John: No. Church should face Prince Street. Father Dahl: No one comes in or out the front of the church. Entrance faces the wrong direction. Tom Palanza: Grading is an issue. Marcene: Three issues still need to be separated: The parking; 3 Mozart Avenue's razing; and the proposed rectory changes. Nathan: It's on site plan. Marcene: Case made on 3 Mozart. Father Dahl: Too little parking now. The parish will soon be enlarging in number. Polly: Not convinced on demolition/razing. Not convinced on moving rectory. Carol: Extraordinary conditions Commission must address means the building(s), not the circumstances (fire). Polly: Moving building on site does not preserve. Carol: Would like another plan. Quirk: By-laws refer to site. Carol: Building versus site demolition. Quirk: What are concerns? What direction can the Commission offer? Rebuild as is? Nathan: Would favor razing 3 Mozart, moving rectory. Is concerned about Prince Street view and loss of green space. John: Ok with moving rectory. Ok with razing or moving 3 Mozart. Not ok with changing streetscape. Location of parking and cars the issue. Marcene: Votes? Carol: Parking is tied to 3 Mozart. Father Dahl: Needs 3 Mozart addressed.

Tom Palanza: Is screening another way to solve parking problem in front? Polly: Placement is the concern, not screening. Parking was managed before the fire. Father Dahl: Berms? Vegetation? Carol: Access from side? (Father Dahl mentions a new church with parking in front of it.) Tom Palanza: Work with existing street layout. Nathan: Cannot approve parking as planned. Marcene: Three parts still need to be discussed. John: Cannot split up decisions, locking some aspects up. Marcene: First, rectory move. Second, 3 Mozart demolition/move. Third, design. John: Redesign of rectory ok. Not happy with parking lot. Everything else in play. Can the church be pulled in the design toward Prince Street? Marcene: No direction without votes. John: No surprises. Carol: More options without votes. John: Concern about back of church facing Prince Street. Tom Palanza: Proposed plan breaks

Butera.

Discussion: None

Public Comment: None in favor, none opposed.

Motion: John Dowd

Second: Nathan Butera

Accept plans as presented.

Yea: 5

Nay: 0

Abstain: 0

2006-46

Application by Carol Carr 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 change the fenestration arrangement by moving a door to existing window location and move the double window to the door location and to add a skylight in a location not visible from any public way at the property located at **383 Commercial Street, Provincetown, MA.**

Carol Carr presents plans.

Members sitting on case: Marcene Marcoux, John Dowd, Carol Neal, Polly Burnell, Nathan Butera.

Discussion: John: Styles and shapes vary across front of building. Polly: Second story windows not historic currently. John: Doors were added when apartments were created.

Public Comment: None in favor, one opposed.

Deb Kerr: Moving the doors and windows as proposed would change configuration of existing building.

Motion: John Dowd

Second: Polly Burnell

Accept plans as presented.

Yea: 5

Nay: 0

Abstain: 0

2006-47

Application by Neal Kimball on behalf of Rainer Horn and Pearl Baker 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 convert a single-family residential structure to a guesthouse, add two doghouse dormers on the east elevation, add a second story with three doghouse dormers above the portion of the rear ell, raise the ridge line of the roof over the rear garage, remove the garage doors and replace with stationary carriage house doors, replace and reposition windows on all sides, remove the angle bay window on the front elevation and replace with three double-hung windows, repair/ replace all trim work as required at the property located at **14 Johnson Street, Provincetown, MA.**

Neal Kimball and Rainier Horn presented proposed plans.

Members sitting on case: Marcene Marcoux, John Dowd, Carol Neal, Polly Burnell, Nathan Butera.

Discussion: John: Removing bay window great. Proposed dormers too wide. North side doorway kept. Polly: Building is old. 1880's. John: Change 3 windows to 2. 2 up and 3 down seen around Town. Marcene: Is there a change in height? Neal Kimball: 6' to ridge added. Polly: Little house becoming too massive in size. John: Chimney kept and moved? Marcene: Doors here denied at 7 Johnson Street. Concerned about size of side. Nathan: Increase of 1 1/2 versus 2 stories in context of neighborhood. Should keep door as is. John: Lower ridge line. Carriage house. No doors. Add trellis. Make proposed dormers on side smaller than on the front. South elevation ok. West elevation can have louvered shutters. West and north, the same window size.

Public Comment: None in favor, none opposed.

Motion: John Dowd

Second: Nathan Butera

- 1) Accept east elevation as proposed.
- 2) Accept south elevation as proposed.
- 3) West elevation, change 2 windows to 2/2 centered, fixed shutters same as house. Retain chimney. Retain doorway. Three dormers detailed width of windows. Lower peak so it doesn't flare out.
- 4) Remove carriage house doors.
- 5) Northern elevation return reinstated.
- 6) Use cedar clapboards throughout.

Yea: 5

Nay: 0

Abstain: 0

Approve Minutes:

Minutes of May 10, 2006.

Motion by: Marcene Marcoux

Second: Carol Neal

To approve the minutes with no corrections.

Vote: 4-0-1 (not present at meeting)

Motion to adjourn: Carol Neal

Second: John Dowd

Vote: 5-0-0

The meeting adjourned at 7:22 p.m

Respectfully submitted by

Winthrop Smith,

Recording Secretary

Approved by _____ at the meeting of _____.

John Dowd, Chairperson

