

The Provincetown Historic District Commission
Wednesday, June 14, 2006, Town Hall.

Meeting Minutes

Members present: John Dowd, Carol Neal, Clo Tepper, Marcene Marcoux, Polly Burnell, Nathan Butera.

Members excused absent: none

Staff present: Doug Taylor, Maxine Notaro.

Carol Neal called the meeting to order at 3:50 pm

Pending Cases

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 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.

Discussion: Thomas Palanza, the design consultant for the project submitted a few schemes as discussed at a previous HDC meeting. Scheme "A" is shown with the church-facing front, Scheme "B" is shown with the church facing rear and the revised site plan shows the church with a center walk and existing trees.

A 60' handicap accessible ramp is required. The area behind the church is not part of the parking for the church.

The revised site plan with the center walk with plantings is believed by the applicant to be best for the neighborhood and best functional for the church.

Carol Neal said she was pleased to see the applicants were trying to save and retain an historic landscape. Chapter 15. Local Historic District 1. Purpose. This speaks to what her feelings are regarding this matter. Purpose states as follows: The purpose of this bylaw is to promote the cultural, economic, educational and general welfare of the inhabitants of the Town of Provincetown through: 1.) The preservation and protection of the distinctive characteristic of buildings and places significant in the history and development of Provincetown; 2.) Maintaining and improving the settings of these buildings and places; and 3.) The encouragement of design compatible with buildings existing in the area, so as to continue to maintain the historic village, fishing, artistic, cultural, commercial and residential character and other qualities which distinguish the town as a desirable community for permanent and seasonal residents and visitors.

It's not about rebuilding a church; it's about maintaining the streetscape. Schematic A & B do just that.

Polly Burnell agreed with the statement made by Carol Neal.

Mr. Palanza said one requirement they must adhere to is the 2006 building codes. Also, in order to maintain 80 parking spaces they felt their proposal would satisfy that.

Carol Neal asked if the parking spaces required were all for town people.

Father Dahl said no. They ask the town's people to park in the town lot for those who have a parking sticker. This is done to accommodate other parishioners.

Clo Tepper said the Grace Hall Parking Lot is within close proximity to the church. People could utilize that parking lot.

Father Dahl said the Chapel in North Truro would eventually be closing its doors. That means there will be an additional 300 people coming to St. Peter's Parish. St. Peter's Church goes beyond Provincetown. Visitors who are Catholic want to go to Mass.

Polly Burnell said people could use the Flex bus.

Father Dahl said people are not going to ride a bus if they own their own vehicles.

Marcene Marcoux said they were asked to make revisions and they presented the revisions as requested. She viewed this as a hardship case. They are trying to deal with safety issues in the best interest of the public. Also, as far as having the entrance at the front door, she feels the Historic District Commission should not interfere with places such as a Temple, Mosque or Church. She does not feel it's appropriate to tell parishioners how to enter. The parking is essential. To ask someone to walk or take the Flex Bus to a funeral is not appropriate. It is rare that the diocese will allow a church to be rebuilt, especially when they are closing churches in other areas. It is the diocese that makes the decisions.

Scheme "B" does not move the rectory but does require a new foundation and some changes. The loss of parking spaces is significant.

Father Dahl said he performed 115 funerals in just the first year he was here.

Nathan Butera said of the three proposals he prefers the third option. Does the rectory need to be relocated to the rear of the property?

Tom Palanza said they did look at that, however, they need the parking.

John Dowd suggested Scheme "D" by relocating the rectory to the front, which would allow for 15 spaces in the rear. Also, by relocating the rectory to the front of the property it keeps the historic feeling of the neighborhood. Design, egress and flow would remain the same.

Tom Palanza said he believes that it would consume a much larger area than what John Dowd laid out on paper. He did not know if he could intelligently comment without looking at the garage, etc.

Father Dahl said in principle, he is not against the idea of moving the rectory to the front but it would take more thought.

Moved John Dowd moved the Site Plan be revised showing relocation of the rectory from the rear of the property to the front Southeast Corner of the parking lot.

Seconded Nathan Butera seconded the motion.

Voted four in favor, zero opposed and one abstention (Polly Burnell).

Tom Palanza said they would try to see if that was feasible due to parking, safety and distance.

Redesign of Church

Moved Marcene Marcoux moved to accept the church plans as revised and presented.

Seconded Polly Burnell seconded the motion.

Voted Unanimously.

Public Hearing 4:00 p.m.

Case 2006-44

Application by Paul F. Colburn on behalf of Dr. Charles Merrill 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 construct a bedroom addition and replace the existing deck at the property located at **636 Commercial Street, Provincetown, MA.**

Moved John Dowd moved to approve as presented.

Seconded Carol Neal seconded the motion.

Voted Unanimously. Polly Burnell, Marcene Marcoux, John Dowd, Carol Neal and Nathan Butera.

Case 2006-49

Application by Laurie Delmolino 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 on the main house to re-roof, add one skylight on the east elevation and one on the west elevation, replace the windows on the ½ Cape from vinyl to 6/6 wood windows, replace two doors, alter the dormer to be consistent with the other dormers, eliminate and replace the chimneys and change one door to a 6-panel door at the property located at **14 West Vine Street, Provincetown, MA.**

Nathan Butera said he feels the board should continue cases that do not have complete or appropriate plans. This is one case that should be continued due to not having appropriate plans.

Moved John Dowd moved to accept with the following revision:
The skylight on the east elevation rear ell shall be smaller than the opening next to it.

Seconded Polly Burnell seconded the motion.

Voted Unanimously.

Case 2006-50

Application by John Rice, Inc. on behalf of Michael Wallerstein 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 for the addition of a 6' by 20' long covered porch on the North facing front of the existing structure and for the addition of a 4' x 6' storage enclosure and a 4'6" x 6' stall around the existing outside shower at the Southeast corner of the existing structure at the property located at **91 Commercial Street, Provincetown, MA.**

John Dowd asked if the widow's walk could be redesigned. The property owners said they would eventually be looking into changing the design of it.

Moved John Dowd moved to approve with the following revisions:
1. The porch shall extend the full width of the house.
2. The roof shall tie into the existing roof the house.
3. The columns shall have square posts with optional chamfered corners.
4. The widow's walk structure to be of a more pediment dormer and subject to administrative review.

Seconded Nathan Butera seconded the motion.

Voted Unanimously.

Case 2006-51

Application by Deborah Paine, Inc. on behalf of Bette Skandalis and Jo Seidler 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 construct an addition on the waterside and add a small

dormer to the existing dwelling at the property located at **625 Commercial Street, Provincetown, MA.**

Moved John Dowd moved to approve with the following:
1. The windows on the north elevation second floor shall be 6/6.
2. The door, window and stairs shall be symmetrical.

Seconded Polly Burnell seconded the motion.

Voted Four in favor with one abstention (Marcene Marcoux).

Adjournment

Moved Polly Burnell moved to adjourn the meeting at 6:10 pm.

Seconded Marcene Marcoux seconded the motion.

Voted Unanimously.

Maxine Notaro, Permit Coordinator

Approved by _____ at the meeting of _____.
John Dowd, Chairperson