

Public Meeting

September 21, 2016

The Provincetown Historic District Commission will hold an a Work Session at 3:30 p.m. and Public Hearings starting at 4:00 p.m. on Wednesday, September 21, 2016, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

1. Work Session

- a) **457 Commercial Street** – issuance of a Certificate of Hardship
- b) **Donation from David Russo of Sanborn Fire Insurance Maps of Provincetown 1889-1959**, high-quality color copies indexed in a binder and digital copies burned on a CD
- c) **Discussion with Margaret Murphy of Trees Provincetown, Inc. and Richard Waldo, DPW Director, regarding a proposed Tree Bylaw**
- c) **Update on potential violations reported to the Building Commissioner**
 - i. 101 Commercial St – installation of granite steps that were not part of the HDC approval
- d) **Determinations as to whether the applications below involve any Exterior Architectural Features within the jurisdiction of the Commission; Administrative Reviews to be placed on the next agenda below; Full Reviews to be placed on the October 5th agenda:**
 - i. [97 Commercial St.](#) (*postponed from the meeting of September 7*) – Replacement of a 4' fence with a 6' lattice fence on the east side of a deck.
 - ii. [519 Commercial St.](#) – Replace rear door and repair window trim on rear windows.
 - iii. [12 Cudworth St.](#) – Add a second story to a half story structure.
 - iv. [394 Commercial St.](#) – Replace siding, add exterior stairway and decks and replace windows and doors.
 - v. [338 Commercial St.](#) – Construct a dormer and add windows and exterior stairway.
 - vi. [9 Atlantic Ave.](#) – Add dormers on the north and south side of structure.
 - vii. [23 Winthrop St., #E5](#) – Add a second story to a cottage.
 - viii. [15 Alden St.](#) – Replace roofing shingles.
 - ix. [12 Brewster St.](#) – Replace roofing shingles.
 - x. [506 Commercial St.](#) – Replace existing side yard wooden fence.
 - xi. [34A Pearl St.](#) – Renovations and additions.
 - xii. 11 Prince St. – Replace siding.
- e) **Appoint a subcommittee to act on, at the Special Meeting posted to take place after this public meeting, those agenda items from (d) above that were determined to require Administrative Review**
- f) **Review and approval of Minutes of the meetings of [January 20, March 2, May 18, June 15](#) and [July 6, 2016](#), July 20, August 3 and [September 7, 2016](#).**

2. Public Hearings

- a) [Case #FY17-02](#) (*continued from the meeting of September 7*)
Application by **John DeSouza, on behalf of Rick Macara**, requesting to demolish a dwelling and detached garage and reconstruct the dwelling in a new, expanded footprint at the property located at **35 Alden Street, #1**.

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- b) [Case #FY17-03](#) (*request to withdraw discussion of fencing options without prejudice*)
Application by **Regina Binder, on behalf of Christine Barker**, for alterations to a previously approved plan, including changing to a cable rail system on the third floor deck, changing approved square windows on a dormer to round windows, and discussion of fencing options at the property located at **169 Bradford Street**.
- c) [Case #FY17-012](#)
Application by **Roger Secours & Ken Houk** requesting to remove exterior stairs to a deck and extend the deck, landing and porch on a roof in the rear of a structure, replace lattice on the deck with balusters and railings and screen in a porch beneath the deck on the structure at the property located at **25 Tremont Street, #F2**.
- d) [Case #FY17-019](#)
Application by **Ted Smith Architect, LLC**, on behalf of **Paul Carter**, requesting to replace wood siding, windows in kind and roof shingles, to connect two dormers, to in-fill an exterior covered porch and to replace railings and a door and window with a patio door on the south elevation of the structure at the property located at **595 Commercial Street**.
- e) [Case #FY17-023](#) (*postponed from the meeting of September 7*)
Application by **HDS Architecture**, on behalf of **Brian Burr**, requesting to replace and relocate existing windows, replace sliding doors and patch trim and siding to match the existing on the structure at the property located at **10 Commercial Street, #16**.
- f) [Case #FY17-025](#)
Application by Scott Grady, Architect, on behalf of Michael McCabe, requesting to expand two existing dormers on the structure on the property located at **149A Commercial Street, #C3**.
- g) [Case #FY17-028](#)
Application by Tim Dunn & John McDargh requesting to replace a second floor deck with an office and add a new deck above the office on the structure at the property located at **30 Alden Street, #4**.
- h) [Case #FY17-031](#)
Application by **Ted Smith Architect, LLC**, on behalf of **Thom Egan** and **Mitchell Baker**, requesting to construct a screened porch on the southeast corner of an existing porch, enclose an existing screened porch on the north elevation, extend a gable on a northwest corner, install new windows and add skylights on the west elevation of the structure at the property located at **174 Bradford Street**.
- i) [Case #FY17-032](#)
Application by **Neil Jacobs & Eric Ganz** requesting to convert an existing inn to a single-family residence, including replacing windows, removing and replacing aluminum with cedar siding, replacing two front doors with new windows, adjusting a south dormer to match a north dormer, removing a third floor dormer on the west elevation, constructing a new deck with guardrail, installing new bi-fold doors to create a connection between the living space and the garden and removing existing egress stairs from the south elevation of the structure at the property located at **6 Cottage Street**.
- j) [Case #FY17-033](#)
Application by **Regina Binder**, on behalf of **Cynthia Binder**, requesting to modify an approved plan for a cottage addition to comply with FEMA building requirements and with State Building Code requirements for ridge height and knee walls to the structure at the property located at **242 Bradford Street**.
- k) [Case #FY17-039](#)
Application by **Eric Larsen**, on behalf of the **Town of Provincetown**, requesting to replace existing garage doors on the structure at the property located at **4 Johnson Street**.

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- l) [Case #FY17-040](#)
Application by **Cape Associates, Inc.**, on behalf of **John Roettger & Brian Malloy**, requesting to renovate the south and north elevations of a rear ell by removing, replacing and re-locating windows and doors on the structure located at **82 Commercial Street**.
- m) [Case #FY17-041](#)
Application by **Jim Savko**, on behalf of **116 Bradford, LLC**, requesting to install a new door on the front elevation of a rear cottage on the property located at **116 Bradford Street**.
- n) [Case #FY17-042](#)
Application by Don DiRocco/Hammer Architects, on behalf of Gregory Connors, requesting to redesign a railing on a south-facing deck on the structure on the property located at **101 Commercial Street**.
- o) [Case #FY17-045](#)
Application by Coastal Land Design, on behalf of **Annie Mahoney & Diana Prideaux-Brune**, requesting to demolish a structure under Building Permit #BLD-17-000195 and requesting a determination by the Historic District Commission that said demolition will not be detrimental to the historic, architectural or cultural heritage of the Town as set forth under General Bylaws Chapter 11, Section 11-1-5, Demolition Delay Permit, at the property located at **226B Bradford Street**.

3. Any other business that shall properly come before the Commission

Thomas Biggert, Chairman

Posted by the Town Clerk www.provincetown-ma.gov, 9/16/16 10:10 am dv

REVISED: 9/19/16 3:20 pm dv