

Public Meeting

April 19, 2017

The Provincetown Historic District Commission will hold a Work Session at 3:30 P.M. and a Public Hearing at 4:00 P.M. on Wednesday, April 19, 2017, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

1. Work Session

- b) **Update on potential violations reported to the Building Commissioner:**
- b) **Update on demolition delay at 226B Bradford Street and decision for 242 Bradford Street.**
- d) **Determinations as to whether the applications below involve any Exterior Architectural Features within the jurisdiction of the Commission; with Full Reviews to be placed on the April 19th, April 26th or May 3rd agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**
 - i. [136 Commercial St., UC](#) (continued from the meeting of March 15th) – To rebuild an existing deck.
 - ii. [28 Bradford St.](#) – To repair and replace a fence in kind;
 - iii. [353A Commercial St.](#) – To replace 7 windows in kind;
 - iv. [336 Commercial St.](#) – To replace a second floor concrete walkway with a wooden walkway;
 - v. [651 Commercial St.](#) – To remove and replace roofing shingles;
 - vi. [508 Commercial St.](#) – To replace a stockade fence in kind;
 - vii. [353 Commercial St.](#) – To remove and replace roofing shingles;
 - viii. [237-241 Commercial St.](#) – To replace an existing cinema marquee;
 - ix. [32 Franklin St.](#) – To remove and replace roofing shingles;
 - x. [244 Bradford St.](#) – To install a shed;
 - xi. [586 Commercial St., U5](#) – To remove and replace a front door and trim in kind;
 - xii. [140 Commercial St.](#) – To replace 2 block fences with cedar fences;
 - xiii. [8 Lovett's Court](#) – To re-shingle a front porch;
 - xiv. [84 Commercial St.](#) – To remove and replace a door with a slider, remove stairs and deck and close in a porch;
 - xv. [6 Cottage St.](#) – To renovate a two-story cottage;
 - xvi. [657 Commercial St.](#) – To remove, replace and relocate windows and doors, replace railings, construct a roof deck, enlarge a dormer, extend a south deck and deck stair, construct an outdoor shower and replace trim and siding;
 - xvii. [1A Holway St.](#) – To construct a pergola;
 - xviii. [452 Commercial St.](#) – To replace a porch, entry steps, door, pediment, add a deck and replace and enlarge an existing dormer on the south elevation, replace emergency egress decks and stairs on the north elevation, add windows on all elevations and replace a chimney;
 - xix. [192-194 Commercial St.](#) – To remove and replace egress decks and stairs and add a second floor door on the west elevation;
 - xx. [3 Cudworth St.](#) – To demolish and rebuild a garage and add dormers on the east and west elevations;
 - xxi. [355 Commercial St., U13 & U14](#) – To replace 2 entry doors in kind;
 - xxii. [18 W. Vine St.](#) – To modify the height of a previously-approved addition;
 - xxiii. [8 Conwell St.](#) – To remove and replace roofing shingles and install a skylight;
 - xxiv. [436 Commercial St.](#) – To repair and replace stockade fences along the east and west elevations, install a picket fence on the south elevation, replace an asphalt roof and 6 skylights in kind, install new wooden panel shutters along the east and west elevations, replace a roof over a bay window on the south elevation, replace casement windows on the east, west and north elevations in kind and replace a casement, a large plate glass window and existing sliders with new sliders and replace a rubber membrane roof with decking and railings on the north elevation;

(Administrative Reviews continued on next page)

- xxv. [96 Commercial St., U4](#) – To elevate the roof on a one-story addition, remove 3 existing skylights and add a double casement window and wood shutters on an east elevation;
- xxvi. [24 Bradford St.](#) - To remove, replace and relocate all existing windows and replace a deck railing and posts with a stainless steel cable system;
- xxvii. [23 Watson's Court](#) – To replace windows, doors and exterior finishes and to remove and replace an addition;
- xxviii. [25 Tremont, #A1 & A2](#) – To replace brick stairs and refurbish railings;
- xxix. [96-98 Bradford St.](#) – To replace an existing skylight;
- xxx. [386 Commercial St.](#) – To replace doors, windows, roofing and damaged siding and to remove and replace a bay window; and
- xxxi. [471 Commercial St.](#) – To create a driftwood/found object railing and fence.

- e) **Review and approval of Minutes:** June 1, July 20, August 3, September 21, October 5, 2016, February 1, February 15 and March 15, 2017.

2. Public Hearings

- a) [Case #FY17-155](#) *(continued from the meeting of March 1st)*
Application by **RKM Property Management**, on behalf of **Marc Levin**, requesting to re-shingle a cottage on the property located at **403 Commercial Street**.
- b) [HDC 17-174](#) *(continued from the meeting of March 15th)*
Application by **MEILI, LLC**, on behalf of **Edward M. Roach**, requesting to renovate and raise an existing multi-family structure and cottage pursuant to FEMA regulations and to reconfigure an exterior rear stairway .and to reconfigure windows and doors on all elevations of the principal structure on the property located at **58-60 Bradford Street**.
- c) [HDC 17-187](#)
Application by **KA Bazarian Construction** to alter a previously-approved plan by not enclosing beneath a second floor deck and changing window sizes and locations on east and west elevations to accommodate a new floor plan for the structure on the property located at **509 Commercial Street**.
- d) [HDC 17-192](#)
Application by **Direct Solar Energy**, on behalf of **Elia Sinaiko**, requesting to install a photovoltaic solar system consisting of 39 panels on the roof of the structure on the property located at **609-611 Commercial Street**.
- e) [HDC 17-193](#)
Application by **Baker/Wohl Architects, Inc.** on behalf of **Steve Baker** and **Gavin Kennedy**, requesting to reconstruct a main roof line, replace existing windows and to build an atrium space, add a small storage shed and install a spiral stair in the rear of the structure on the property located at **39 Pearl Street**.
- h) [HDC 17-194](#)
Application by **Ted Smith**, on behalf of **Robert Wotiz** and **Howard Lizotte**, requesting to raze an existing structure and accessory shed on the property located at **5 Carnes Lane**.
- i) [HDC 17-210](#) *(request to postpone to the meeting of April 26th)*
Application by **Laurie Delmolino**, requesting to remove a door on the north elevation and close in a covered patio, replace a slider door with French doors and remove stairs and a deck on the west elevation of the structure on the property located at **84 Commercial Street**.

(Public Hearings continued on next page)

- j) [HDC 17-211](#)
Application by **Don DiRocco/Hammer Associates**, on behalf of **Randell Sell** and **Edward Gilligan**, requesting to renovate an existing two-story cottage, including removing, relocating and replacing of all existing windows, doors, siding and trim, removing an existing roof system and adding a new addition with a dormer and solar photovoltaic array on the west elevation, removing existing exterior stairs and decks and rebuilding a smaller second floor deck on the south elevation and demolishing and reconstructing an addition on the east elevation of the structure on the property located at **6 Cottage Street**.
- k) [HDC 17-212](#)
Application by **Don DiRocco/Hammer Architects**, on behalf of **Consuelo Isaacson**, requesting to remove, relocate or reconfigure windows and doors, replace all railings with captured balusters on the north elevation, replace all railings with stainless steel wire, construct a roof deck on a porch, enlarge a dormer and extend a deck on the south elevation, relocate a deck stair, construct an outdoor shower, install new skirt boards and replace trim and siding as needed on the structure on the property located at **657 Commercial Street**.
- l) [HDC 17-213](#)
Application by **Nancy Lockwood** requesting to construct a pergola on the property located at **1A Holway Avenue**.
- m) [HDC 17-215](#)
Application by **Architectural Design, Inc.**, on behalf of **Michelle** and **Colleen O'Connor**, requesting to replace a front porch and balcony, a front door and sidelight and front pediment, add a shed dormer and a balcony, including a new door and windows on the south elevation, replace emergency egress decks and stairs and add a deck, door and windows on the north elevation, add windows and skylights on the east and west elevations and replace a chimney on the structure on the property located at **452 Commercial Street**.
- n) [HDC 17-216](#)
Application by **William N. Rogers, II, P.E., P.L.S.**, on behalf of **Center Brook, LLC**, requesting to remove and replace existing egress decks and stairs on the west elevation and add a new egress door on the second floor of the structure on the property located at **192-194 Commercial Street**.
- o) [HDC 17-217](#) (*request to postpone to the meeting of April 26th*)
Application by **KA Bazarian Construction**, on behalf of **Maria Cirino**, requesting to demolish and rebuild an existing garage in the same footprint on the property located at **3 Cudworth Street**.
- p) [HDC 17-218](#) (*request to postpone to the meeting of April 26th*)
Application by **KA Bazarian Construction**, on behalf of **Patricia Rissland**, requesting to replace entry doors with fiberglass doors on the structures located at **355 Commercial Street, #13 & #14**.
- q) [HDC 17-219](#) (*request to postpone to the meeting of April 26th*)
Application by **KA Bazarian Construction**, on behalf of **Beverly Serabian**, requesting to modify the height of a previously-approved addition to the structure on the property located at **18 West Vine Street**.
- r) [HDC 17-220](#) (*request to postpone to the meeting of April 26th*)
Application by **Holly Tarleton**, on behalf of **Michael Murphy**, requesting to remove and replace roofing shingles and install a skylight on the structure located at **8 Conwell Street**.

(Public Hearings continued on next page)

- s) [HDC 17-221](#) (*request to postpone to the meeting of April 26th*)
Application by **Brad Horner**, requesting to repair and replace stockade fences along the east and west elevations, install a picket fence on the south elevation, replace an asphalt roof and 6 skylights in kind, install new wooden panel shutters along the east and west elevations, replace a roof over a bay window on the south elevation, replace casement windows on the east, west and north elevations in kind and replace a casement, a large plate glass window and existing sliders with new sliders and replace a rubber membrane roof with decking and railings on the north elevation of the structure on the property located at **436 Commercial Street**.

- t) [HDC 17-222](#)
Application by **Shawn Brooks** and **Ed Moore**, requesting to elevate the roof on a one-story addition, remove 3 existing skylights and add a double casement window and wood shutters on the east elevation of the structure located at **96 Commercial Street, #4**.

- u) [HDC 17-223](#) (*request to postpone to the meeting of April 26th*)
Application by **Peter Markauer**, of **LDa Architects**, on behalf of **Gregory Lombardi**, requesting to remove, replace and relocate all existing windows and replace a deck railing and posts with a stainless steel cable system on the structure located at **24 Bradford Street**.

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

VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS

Thomas Biggert, Chairman

Posted by the Town Clerk www.provincetown-ma.gov, 4/14/17 11:55 am dv

REVISED: 4/18/17 3:55 pm dv