

# TOWN OF PROVINCETOWN HISTORICAL COMMISSION

## MEETING MINUTES

April 12, 2000

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**Members Present:** Roger Keene, Chairman, Austin Knight, Ardis Markarian, Dr. Fred Pappalardo, Gino Verzone, and Linton Watts.

**Member Absent:** John Dowd (excused absence)

### Agenda:

**357 Commercial Street, Manuel A. Sousa**

Enlargement of windows in front and rear of building

**381 Commercial Street, Paul Jackson**

Install venting skylight

**5 Center Street, Michael Czyoski**

Construct deck and construct 2<sup>nd</sup> means of egress

**9 Standish Avenue, Lawrence Yahn**

Roof, siding, sills and window repair

**198 Commercial Street, F. Sonny Bayer/R. Valois (designer)**

Construct egress stair, rebuild, raise roof height, add bay windows, create walkout courtyard at cellar, add new entry bay and steps, add 3<sup>rd</sup> floor bay, and change window and door locations.

**Work Session:** Ardis handed out copies of a letter that had been provided to a prospective tenant of the Whaler's Wharf project. Roger Keene met briefly with Stephan Nofield, the Town Clerk, and asked about contact members being assigned to specific projects. Stephan explained the person is assigned (by mutual agreement of the Commission) to a project and then reports to Judith Oset on any problems the contact person finds.

Roger Keene, the Chairman of the Commission, called the meeting to order at 9:00 a.m.

**357 Commercial Street, Manuel A. Sousa** (Enlargement of windows in front & rear of bldg)

Mr. Sousa will be buying the condominium property which is on the western side of the building. He would like to enlarge the height of the front windows of both shops changing them from 4'4" high to 65" high. The width of the windows would remain the same at 56" across. Roger Keene suggested breaking up the surface of the windows with a transom light across the top or some kind of multi-paned divider at the top. Also, the group would like to see the front windows trimmed with at least 6" frames. Roger also felt the shutters were superfluous. For the changes which had been requested for the windows on the side of the condo, it was decided that, at the next meeting of the Historical Commission, better photos would be presented by the owner so that a decision could be made.

**Motion: Ardis Markarian made a motion to accept the proposal for the two front windows, Fred Pappalardo seconded it and it was approved 5-0.**

**381 Commercial Street, Paul Jackson** (Install venting skylight)

Mr. Jackson presented the proposal and wanted to install a venting skylight (no bubble variety) measuring 30" X 44" centered between dormers facing west.

**Motion: Fred Pappalardo made a motion to approve of the project, Ardis seconded it and it was approved unanimously.**

**5 Center Street, Michael Czyoski** (Construct deck and construct 2<sup>nd</sup> means of egress)

Mr. Czyoski was a "no show."

**9 Standish Avenue, Lawrence Yahn** (Roof, siding, sills and window repairs)

Sean Pendergast and John Ziperman, the two contractors who have been given the repair were in attendance to present the proposed project. It was basically described as a workshop in desperate need of repair. The roof will be done with red cedar shingles and the sidewalls in white cedar shingles. The windows will be replaced in kind.

**Motion: Gino Verzone moved to accept the proposal as presented. Fred Pappalardo seconded it and it passed unanimously.**

**198 Commercial Street (formerly called The Ranch), F. Sonny Bayer/R. Valois (designer)**

Construct egress stair, rebuild, raise roof height, add bay windows, create walkout courtyard at cellar, add new entry bay and steps, add 3<sup>rd</sup> floor bay, and change window and door locations.

The plan with a great deal of documentation was thoughtfully presented by the designer, Robert Valois. He began by saying that both the Zoning Board and Warren Alexander were very enthused about the plan. The outdoor steps were the first part of the plan to be discussed; they are necessary to meet code requirements. Then the many bay windows proposed were discussed. Roger was less than enthusiastic. After much verbal thrashing about it was decided that compromise would be required so that the matter could be resolved. The compromise involved removing the oval windows which had been proposed. (Austin Knight will be the contact person for this project.)

**Motion: Fred moved to approve the proposal with the elimination of the oval windows. Gino Verzone seconded and the vote was 4 in favor and 1 (Roger Keene) opposed.**

**Whaler's Wharf complex Christopher Snow representing Marine Specialties, Inc. accompanied by owner of Marspec, Mrs. Patrick.**

Attorney Snow had many pictures showing what Whaler's Wharf looked like BEFORE it burned down and also pictures showing the new building replacing it. Mr. Snow maintained the new building was 71% larger than the one it replaced and the applicant had not adhered to setbacks. He also said there was nothing on file to support that the plans had ever been brought back to the Historical Commission as requested. Chris Snow said he just wanted the Commission to refer the Whaler's Wharf to the Cape Cod Commission.

Ginny Binder presenting on behalf of the new owners of Whalers Wharf showed many reworked plans and pictures of the tasteful pediment that has yet to be installed.

The Cape Cod Commission had originally approved the rebuilding with the stipulation of "no proposed use change." When both sides were finished, the following motion was decided upon.

**Motion: Ardis Makarian made a motion to write a letter to the Cape Cod Commission asking for further review of the project. It was seconded and approved unanimously.**

**Motion: A motion was made to approve the minutes of the February 16<sup>th</sup> meeting. It was seconded and approved unanimously.**

**Motion: A motion was made to approve the minutes of the March 15<sup>th</sup> meeting. It, too, was seconded and approved unanimously.**

The meeting adjourned at 11:50 a.m. The next meeting is scheduled for April 26<sup>th</sup>.

Respectfully submitted,  
Evelyn Rogers Gaudiano