

# TOWN OF PROVINCETOWN HISTORICAL COMMISSION

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## MEETING MINUTES

**April 26, 2000**

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

**Member Absent:** Austin Knight

### Agenda:

- 8 Cottage Street, Kevin Bazarian for Pinker/Muscilo  
Clarification of renovations
- 96 Bradford Street, Kent Drushella for Misty Harbor Condos  
Replace windows
- 139 Commercial Street; Robert O'Malley for Jay C. Anderson  
Total renovation
- Marine Specialties, Inc. referencing Whaler's Wharf at 237-241 Commercial Street  
Discussion of Action by Building Commissioner
- Approval of Minutes
- Any other business which shall properly come before the Commission

### Work Session:

There was a discussion with the Director of Regulatory Management regarding guidelines for referrals. Judith Oset, Director of Regulatory Management (DRM), spoke to the Commission regarding guidelines for referrals to the Cape Cod Commission (CCC). Concisely, the Historical Commission cannot refer to CCC; the responsibility for doing the referral rests with the Building Commissioner, Warren Alexander. Judith also advised the Historical Commission that they should perhaps attempt to mediate problems prior to asking Mr. Alexander for referrals.

Judith Oset also told the Commissioners she was going to create a form which would make their jobs easier and would eliminate confusion about decisions. The form would have boxes to check off and a space for amendments.

The secretary for the Commissioners got each person's e-mail address and, in the future, the minutes will be sent out to each member who has an e-mail address.

**Meeting was called to order at 9:00 a.m.**

### **8 Cottage Street, Kevin Bazarian for Pinker/Muscilo** (Clarification of recommendations)

Kevin Bazarian came as spokesperson on behalf of Messrs. Pinker and Muscilo. They are rebuilding a cottage in the yard of their establishment (The Oxford) and were concerned about how much of the original structure must be salvaged. It was resolved amicably.

**Motion: Fred Pappalardo made a motion "not to refer" and Linton Watts seconded it based on the following stipulations: a) as much of the original structure will be retained if possible, b) gables will be added to the original structure, c) walls will be reinforced as needed to meet current standards, and d) building will be reassembled to bring it up to code. It was unanimously approved.**

John Dowd will be the contact person on this renovation and he can be reached at 487-0127.

### **96 Bradford Street, Kent Drushella for Misty Harbor Condos** (Replace windows)

Kent Drushella presented the proposal for the window replacement. The replacement includes an asphalt roof with rubber membrane in black or dark gray and dormer windows replaced in kind (2 over 2) with true divide. Also the existing brick chimney is going to be taken down eight or ten feet and will be rebuilt in matching brick.

**Motion: Roger Keene made a motion to approve the repairs, Ardis Markarian seconded the motion and it was approved unanimously.**

Roger Keene will be the contact person and he can be contacted at 487-0252.

**139 Commercial Street, Robert O'Malley for Jay C. Anderson** (Total renovation)

Bob O'Malley presented the detailed architectural plans for the total renovation of 139 Commercial Street (formerly called Country Store). The new plan called for cutting the building back five feet or more from the street with a redesign making it into Queen Anne architecture. The ambitious plan met with mixed reviews. Ardis said it didn't reflect the neighbor, Fred mentioned that Provencia and Dukes were already in the neighborhood, and John Dowd said it would bring a phenomenal change to the neighborhood, i.e., adding a carousel to an existing area. Bob O'Malley argued the place had been an eye sore 100 years ago and still is.

**Motion: Roger Keene made a motion "not to refer" and Fred Pappalardo seconded it with the following stipulation: the 2<sup>nd</sup> floor door is to match the 1<sup>st</sup> floor door. The vote for the motion was 3 in favor (Roger Keene, Fred Pappalardo, and Linton Watts) with Gino Verzone and Ardis Markarian opposed.** John Dowd abstained since he hadn't been in on the original presentation. Fred Pappalardo will be the contact person.

**Marine Specialties, Inc. (Marspec) referencing Whaler's Wharf at 237-241 Commercial Street** (Discussion of Action by Building Commissioner)

Ronald Friese began presenting the case on behalf of Ghee Patrick of Marspec. Eric Dray interrupted and said he would like to hear from Warren Alexander first regarding the referral to the Cape Cod Commission (CCC). Mr. Alexander said he thought the guidelines from the CCC were clear but evidently they needed further explanation. He then proceeded to basically repeat what Judith Oset had said earlier at the work session. Fred Pappalardo finally said, "To streamline the issue, our main concern is what the façade will look like." Fred also continued, "We're not regulatory but advisory."

**Motion: Fred Pappalardo made a motion to go with the original decision "not to refer" pending review of the front façade and final plans of the building. John Dowd seconded the motion and it carried 6 – 0.**

Eric Dray said he will present the final plans of Whaler's Wharf at the next meeting of the Historical Commission on May 3<sup>rd</sup>.

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

Mr. Czyoski arrived with many apologies for not attending the meeting on April 12<sup>th</sup> when his project was on the agenda. The Commissioners decided to oblige him and conduct a site visit after the meeting. There will be access stairs on the north side of the house and a 4 ½ foot X 11 foot deck held up with knee braces on another side of the house. Both will feature captured balustrades.

**Motion: Gino Verzone made a motion to accept the proposal as presented, John Dowd seconded it and it passed unanimously by those in attendance.**

**Motion: A motion was made to accept the minutes of the April 12<sup>th</sup> meeting. It was seconded and unanimously approved.**

The meeting adjourned at 11:30 a.m. The next meeting is scheduled for May 3<sup>rd</sup>.

Respectfully submitted,

Evelyn Rogers Gaudiano