

# Provincetown Historical Commission

April 18, 2001

9:30 a.m.

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Members Present: John Dowd, Roger Keene, Austin Knight, Ardis Markarian, Steve Milkewicz, and Gino Verzone

Members Absent: none

## A G E N D A

Work Session 9:00 a.m.

Review applications for Public Meeting

Meeting 9:30

### **Public Statements**

#### **Old Cases**

John Anderson represented by Robert Valois, **409 Commercial Street** - clarification of scope of work

#### **New Cases**

Case # 2001-022 Stephen Antonelli, **12 Atlantic Avenue**, Unit #1

Replace existing deck with pressure treated

Case # 2001-023 **Jones Locker Condo Association** represented by Joe Wheeler, **45 Commercial St.**

Remove and replace existing red cedar shingles with Timberline Colonial slate color

Case # 2001-024 Anthony DelVecchio represented by John Hopkins, **10 Johnson St.**

Add small dormer on back of building; replace existing windows; restore trim; remove aluminum siding; re-roof; remove one door in front and add new entry

Case # 2001-025 James Cote, **10 Winslow St.**

Remove top half of 1960 addition and rebuild with gable roof

Case # 2001-026 Gary Marotta represented by Ted Parker, **6A Pearl St.**

Second floor deck; remove vinyl siding; paint and repair cedar shingles and clapboard as needed; new spiral staircase

### **Approval of Minutes**

**Any other business which shall properly come before the Commission.**

The meeting was called to order at 9:30 a.m.

### **409 Commercial Street**

Robert Valois presented the case for clarification of scope of work. The project originally came before the Commission, the plan was modified and then accepted as presented. The second plan added the studio shed. The clarification Robert requested has nothing to do with the studio. The question: Whether the plan required a Development of Regional Impact (DRI) study by the Cape Cod Commission? with the "contributing structure" determination remaining as the main question. Renovation of over 25% threshold would make it an issue. Roger gave an informational talk on **contributing structures** and not allowing their removal.

Robert Valois in discussing his case gave three examples of structures that came before the Commissioners and were approved without referral to the Cape Cod Commission (CCC). They were 623 Commercial St.; Crowne Pointe's structure, the Sea Drift Inn; and 77-79 Commercial St. These three projects the Commissioners voted in favor of substantially altering.

John Dowd explained to Robert that the Commissioners were merely trying to find common ground and not trying to stifle the renovation. Austin Knight said that technically the project has to go for a review.

**Motion: Roger Keene made a motion to send 409 Commercial Street to the Cape Cod Commission for a ruling on a Development of Regional Impact. Ardis Markarian seconded the motion and it passed unanimously.**

### **12 Atlantic Avenue**

Mike Czyoski presented the project. It was basically to replace railing and balustrades on an outdoor stairway. After studying the plans the following motion was made.

**Motion: Gino Verzone made a motion that the baluster to be used be at least 1½" square and be 4" on center. Roger Keene seconded the motion and it passed unanimously.**

### **45 Commercial Street**

Joe Wheeler who is scheduled the work at Jones Locker presented his proposal. The proposal requests reroofing some

of the building with shingles that would match those already in place. Joe also told the Commissioners that Ray Keogh is the person in charge of the condominium.

**Motion: Roger Keene made a motion to accept the plan as presented. Gino Verzone seconded the motion and it was unanimously passed.**

### **10 Johnson Street**

John Hopkins, the designer and builder, represented the owners. It is the 2<sup>nd</sup> bldg in from Bradford St Windows are 2 over 1. Originally were 6 over 1 or 6 over 6.

The proposed windows are made by Boston sash and fall between Marvin and Anderson windows in expense; they are to be found at Shepley Lumber. A great deal of discussion took place on the merit of removing the second door from the main façade with a final motion decided upon.

**Motion: Roger Keene made a motion to accept the proposal as presented with the following conditions:**

- 1. keep the 2<sup>nd</sup> door on the front façade (blocking it up, if the owner desired, on the inside).**
- 2. 6 over 6 exterior muntined windows are stipulated for the front and north façade.**
- 3. wood would be the preference for outdoor siding when it's installed.**

**John Dowd seconded the motion and it passed unanimously**

### **10 Winslow Street**

James Cote presented the plans for renovation on his own behalf. The proposal entails rebuilding a room which will allow for more headroom and add a closet.

**Motion: Ardis Markarian made a motion to accept plan as presented. Gino Verzone seconded it and the approval was unanimous.**

### **6A Pearl Street**

Gary Motta and Ted Parker. Structure covers 43% of plot plan. Gary Motta suggested putting in a smaller deck structure and use the rest of it as an arbor. If 3% over the 40% lot coverage triggers a variance – he'd prefer making the deck smaller rather than go before ZBA. Gino Verzone said the Building Department was strict about over 40% if it's on a new structure but on an existing structure there are usually variances. Their original plan is the owner's preference.

**Motion: John Dowd made a motion that either plan submitted was acceptable to the Commissioners with the advice to ask either Roger Dias or Warren Alexander their advice on the project. Ardis Markarian seconded the motion and the vote was 5-1 (RK opposed).**

### **Approval of Minutes**

**Motion: A motion was made to approve all the minutes which to date had not been approved. It was seconded and approved unanimously.**

Next a letter was read from the Provincetown Pilgrim Monument Association (PPMA) detailing, as requested by the Commission, what the grant PPMA requested would cover.

Another piece of mail received indicated that the monument did not get the grant from the MHA for their preservation project so the "letter of support" request became a moot point.

Roger then asked for nominations for a list of the 10 most endangered buildings. Roger thought he might nominate 139 Commercial Street.

Maritime Heritage is sponsoring an historic walking tour of Provincetown on Wednesday, May 16<sup>th</sup> starting at 9: a.m. and commencing at the monument. Everyone was encouraged to take advantage of the tour.

A lively discussion was held by the Historical Commissioners regarding giving awards for noteworthy projects. The three projects extensively discussed were: 1) Fire House #5 in the East End, 2) Ted Malone's original affordable housing project on Conwell Street, and 3) Deborah Paine's project at 77-79 Commercial Street. No agreement was reached.

The next subject had to do with having any structure of 50 years or older reviewed as a contributing structure. Roger will notify the Department of Regulatory Management.

A motion to adjourn was made at 11:50 a.m. and unanimously approved. Next meeting is scheduled for Wednesday, May 2<sup>nd</sup>.

Respectfully submitted,

**Evelyn Gaudiano**

Evelyn Rogers Gaudiano

Approved by: \_\_\_\_\_ on \_\_\_\_\_  
Roger Keene, Chairman date