

Provincetown Historical Commission

November 7, 2001

9:30 a.m.

Members Present: Roger Keene, Ardis Markarian, Steve Milkewicz, and Gino Verzone

Members Absent: John Dowd and Austin Knight (both excused absences)

Proposed Member: Larry Riley

A G E N D A

Work Session 9:00 a.m.

Review applications for Public Meeting

Mr. Riley is an applicant for Board membership and Roger Keene told him about the procedures involved.

Gino Verzone, on the way to the meeting, took pictures of Chris Snow's property on Commercial Street. Gino said CCC gave Snow permission to demolish the house and Gino thought pictures of the original house would be valuable to have. The status of the cottages on the beach behind the main house remains in question.

Roger Keene wanted to know what happened to 5A Atlantic Ave.? Roger thought the windows that had been talked about were different than the ones finally approved. Gino Verzone said the change from the original discussion had been suggested by John Dowd.

Motion: Gino Verzone made a motion to approve the minutes of the October 17th meeting. It was seconded by Ardis Markarian and approved by all who had attended the 10/17th meeting.

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

Public Statements

There were none.

Old Business

409 Commercial Street – letter from Robert Valois regarding the 409 problem.

A letter will be sent to Warren Alexander for a 409 Commercial Street permit. The discussion of the contents of the letter revolved around phrasing and terminology.

Motion: Gino Verzone made a motion to approve the letter regarding 409 Commercial Street. Ardis Markarian seconded it and it was passed unanimously.

Case # 2001-039 John Yingling, 190 Commercial Street [Map/Parcel 07-2-168; MHC # 300; Historic Name: center entry cottage; Date: circa 1830-1850,1970's; Style: timber frame, alterations; Contributing] replace front door.

This case was originally presented before the Commission on July 18th. Since that time it has been on every agenda under Old Business and has consistently been a “no-show” at each and every meeting.

Case # 2001-055 Joyce Kennedy representing Michael Cogley, 70 Commercial Street [Map/Parcel 06-2-060; MHC # 187; Historic Name: sidehall cottage with side ell; Date: c 1860-80; Style: astylistic Victorian; Contributing] Install 7 skylights and one double-hung window (on front peak of house). Board to determine whether or not to refer to the Cape Cod Commission and if to refer then with what, if any, recommendation.

This case, too, was a “no show.”

New Cases

Case # 2001-062 A. J. Santos representing Stephen Syta, 5 Pleasant Street [Map/Parcel 06-4-159; MHC # None; Historic Name: 3/4 cottage; Date: c1800-30; mid-19th century; Style: Federalist timber frame; 2nd sty added;

Contributing] Replace windows; replace siding, trim to match period; rebuild existing deck.

A.J. Santos presented the plan on behalf of the owner, seeking the approval of the Commissioners.

Motion: Roger Keene made a motion “not to refer” and it was seconded by Ardis Markarian and approved unanimously. (Gino told A.J. that he will be the point person on the project.)

Case # 2001-063 Leonard Paoletti, 154-156 Bradford Street [Map/Parcel 12-1-095-1-001; MHC # 742; Historic Name: house; Date: c1910-30; 1980's; Style: Colonial Revival; sash and siding; Contributing] Enclose portion of back deck and install bathroom and bedroom; extend deck above; replace existing staircase.

Steve Milkewicz stepped down from the case since he is an abutter.

Leonard Paoletti, owner, told the Commissioners that his house was built in 1917 and had an addition which was added in 1965. He wants to extend the house a bit into a studio deck in order to add a bedroom and a bath.

Motion: Gino Verzone made a motion to approve the plan with the following conditions:

- 1. bedroom window to be double hung**
- 2. captured balusters on deck and stairs.**

Ardis Markarian seconded the motion and it was approved unanimously 3-0.

Case # 2001-064 Annie Oliver, 7 Bradford Street [Map/Parcel 06-4-047; MHC # 1378; Historic Name: sidehall cottage; Date: c1870-90; Style: Astylistic Victorian; Contributing] Replace windows and door.

Phil Roderick presented on behalf of his mother-in-law, Annie Oliver. He told the Board that his grandsons were redoing the siding this past summer and found the windows and door rotten so they bought replacements for the rotted items. Then they were issued a “stop-work” order since they hadn’t come before Historic to receive approval. Gino had a suggestion and it made its way into a motion:

Motion: Gino Verzone made a motion to approve the door – as installed – with the following condition as it referred to windows. The windows are to have exterior muntins applied in a 2 over 1 configuration. Ardis Markarian seconded the motion and it was approved unanimously. 4-0

Case # 2001-065 Stephen Melamed, 177 Commercial Street [Map/Parcel 11-1-012; MHC # 1184; Historic Name: commercial building; Date: c1860; 1980's; Style: Italianate; additions; Contributing] Construct enclosure for compressors

Two letters in support of the above proposal were read. They were from the Anchor Inn and Neva Hansen who are both abutters to the property. (*RWK would like it noted that the proposed work in the above case had already been completed.*) Steve Melamed presenting on his own behalf explained the proposal and he also requested of the Historical Commission removal of 177 Commercial Street from the Historical list. Ginny Binder, a member of the audience, said she supports this because the building has already been heavily altered. The Commissioners disagreed with the request for removal of the building from the Historical Register. (**per RWK: As far as the discussion about removal from the list, I would like to see the boards explanation for this denial, which included that the significance of some buildings is in its "contribution to the whole". Meaning, that as a 'contributing structure' to Provincetown's 'National Register Historic District' its significance is not only as a significant historic structure in its own right, but also as part of the whole. In the amendment part of this case, could the term 'wood vertical board siding' be used. Thank You.**)

Motion: Ardis Markarian made a motion to approve the plan for enclosing the compressors as amended. (The amendment stipulated upright boards – as in vertical siding – used for the enclosure.) Steve Milkewicz seconded the motion and it was unanimously approved.

Case # 2001-066 Winard Construction & Development, Inc. representing 3 Carver Street Condominiums, 3 Carver Street [Map/Parcel 11-1-013; MHC # 109; Historic Name: house; Date: c1850; Style: Greek Revival; Contributing] Construct deck atop cottage; install spiral staircase; remove window and replace with door.

Hal Winard presented on behalf of the 3 Carver Street Condominium Association. A letter objecting to the proposal was read into the record from the 7 Carver Street owner, Paul DeRyter.

After much discussion, the following solution was agreed upon:

Motion: Ardis Markarian made a motion to table the proposal until a site review could be made. Gino Verzone seconded it and it was unanimously approved.

Case # 2001-067 Binder Boland and Associates representing C. Kustes and Nelson Hitchcock, III, 351A Commercial Street [Map/Parcel 12-1-007; MHC # None; Historic Name: shed; Date: pre-1930; Style: astylistic;

Contributing] Demolish and rebuild shed

Ginny Binder and Tom Thompson presented the proposed demolition plan as well as a scale model of the replacement building. After an enormous amount of discourse, Roger made the following motion:

Motion: Roger Keene made a motion stating it was mandatory to refer the project to the Cape Cod Commission since it's a demolition. Steve Milkewicz seconded the motion.

And the lengthy discussion went on..... It was finally brought to a vote and failed on a 3-1 vote. (3 against the motion, GV, AM, and RK) and 1 in favor (SM)

Motion: Gino Verzone made a second motion to table the case until the next meeting on November 21st. Ardis Markarian seconded the motion and it passed 4-0.

Next, Ginny and Tom invited the Commissioners to conduct a site review at noon, following the meeting..... They all agreed.

Any other business which shall properly come before the Commission.

Stephan Nofield presented a package regarding procedures, etc. which will also be issued to all Town Boards. The secretary was excused at 11:15 a.m.

(Added by RWK: Ardis, Stephen M., and Roger K. attended a site visit with Regina Binder and Tom Thompson at 351A Commercial St., the proposal is to demolish a one room cottage, which is a contributing structure to the N.R. Historic District, and replace with a two story building on pilings, essentially making it almost 3 stories tall.

Stephen M. and Roger K. looked at the property at 3 Carver St., this was a tabled proposal until our next meeting because the lack of any façade photographs or a site plan that would enable the Commission to know what building was being discussed or how the proposal would be located on the lot.

The Commission voted unanimously to accept Lawrence Riley's application to the board, as an alternate member, thus completing the full membership of the board to seven.

The meeting was adjourned at 11:55 a.m.)

The next meeting will be on November 21, 2001.

Respectfully submitted,
Evelyn Gaudiano
Evelyn Rogers Gaudiano

Approved by: _____ on _____ date
Roger Keene, Chairman