

Public Meeting

January 18, 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, January 18, 2017 in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

1. Work Session

- a) **Update on potential violations reported to the Building Commissioner.**
- b) **Mid-Fiscal year update on HDC budget.**
- c) **Discussion with Town Counsel regarding HDC decision form.**
- 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 January 18th or February 1st agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**
 - i. [192-194 Commercial St.](#) (continued from the meeting of December 21, 2016) – To install 3 steel doors in previously approved openings;
 - ii. [300 Commercial St.](#) – To remove and replace windows, siding and deck in kind;
 - iii. [355 Commercial St.](#) – To remove and replace an out-swinging door with a sliding door in same opening;
 - iv. [7 Masonic Place](#) – To replace existing decking with Azek decking;
 - v. [535 Commercial St.](#) – To replace decking posts and cables on south and east elevation;
 - vi. [10-12 W. Vine St.](#) – To replace a rotted fence; (*request to postpone to the meeting of February 1st*)
 - vii. [12 Atlantic St., #3](#) – To add a new skylight;
 - viii. [132 Bradford St.](#) – To replace an existing parking attendant's booth with a new booth;
 - ix. [553 Commercial St., UA](#) – To replace 2 windows in kind and add 1 new window;
 - x. [225 Commercial St.](#) – To add 2 doors and relocate 1 window on the west elevation of a structure;
 - xi. [488 Commercial St.](#) – To replace an existing window and 3 skylights;
 - xii. [493 Commercial St.](#) – To replace existing skylights;
 - xiii. [403 Commercial St.](#) – To re-shingle a cottage; and
 - xiv. [1 Duncan Lane](#) – To replace rotted wood and broken glass in a greenhouse.
- d) **Review and approval of Minutes:** July 20, August 3, September 7, September 21, October 5 and December 21, 2016.

2. Public Hearings

- a) [Case #FY17-080](#) (*request to postpone to the meeting of February 1st*)
Application by **Russ Crosby** on behalf of **Charles Westcott**, requesting to remove and replace a shrub wall with a cedar wood fence on the property located at **6-8 W. Vine Street**.

(Public Hearings continued on next page)

- b) [Case #FY17-108](#) (continued from the meeting of December 21, 2016)
Application by **Don DiRocco, Hammer Architects**, on behalf of **Jay Anderson**, requesting to renovate an existing structure, including the removal of all existing windows, shingled siding, a second floor deck and an exterior stairway, to replace an existing concrete block foundation with a poured concrete foundation with a brick façade, to construct a 14' 10" by 11' addition on the north elevation, to add a PV solar panel array on the southwest roof elevation, and to re-locate the structure approximately 18' to the north and elevate it 18" pursuant to FEMA regulations at the property located at **51 Commercial Street, Rear**.
- c) [Case #FY17-128](#) (continued from the meeting of December 21, 2016)
Application by **Joseph T. Realmuto** requesting to demolish and rebuild a new elevated structure pursuant to FEMA regulations, including the addition of solar panels on the south, east and west roof elevations of the new structure located at **579 Commercial Street**.
- d) [Case #FY17-117](#) (postponed from the meeting of January 4th)
Application by **Hal Z. Katzen** requesting to replace a hedge and painted wood fence with a cedar privacy fence at the property located at **307 Bradford Street**.
- e) [Case #FY17-127](#) (continued from the meeting of December 21, 2016)
Application by **Tom Thompson**, on behalf of **Hal Z. Katzen**, requesting to construct new dormers on the east and west elevations and a 4' addition on the south elevation of the structure located at **307 Bradford Street**.
- f) [Case #FY17-067](#) (postponed from the meeting of January 4th)
Application by **Marlene Sawyer**, requesting to install two stockade fences on the property located at **152 Commercial Street**.
- g) [Case #FY17-124](#) (postponed from the meeting of January 4th)
Application by **Todd Westrick**, on behalf of **John C. Roettger**, requesting to modify and add to an existing picket fence and replace two side elevation portions of it with a solid board privacy fence at the property located at **82 Commercial Street**.
- h) [Case #FY17-130](#) (postponed from the meeting of January 4th)
Application by **TMC New England, LLC, c/o T.M Crowley & Associates, Inc.**, on behalf of **Riley Brothers Realty, LLC**, requesting to upgrade and convert an existing building façade from a souvenir shop to a CVS Pharmacy, including replacing existing garage doors with storefront windows, replacing existing storefront windows, installing new sliding entry doors and replacing existing cedar shake shingles and asphalt roofing shingles at the property located at **132 Bradford Street**.
- i) [Case #FY17-132](#) (postponed from the meeting of January 4th)
Application by **Paul Kelly/Manitou Architects**, on behalf of **Neil Korpinen**, requesting to replace several windows and remove and replace an addition on the rear of a structure and to re-locate a shed on the property located at **23 Watson's Court**.
- j) [Case #FY17-133](#) (postponed from January 4th)
Application by **Joaquin Wheeler**, on behalf of **Tammy Jo Walton**, requesting to add two double-hung windows to the east side of a structure located at **153 Commercial Street, #1**.

(Public Hearings continued on next page)

- k) [Case #FY17-137](#) (*postponed from the meeting of January 4th*)
Application by **KA Bazarian Construction**, on behalf of **Jennifer Realty Trust**, requesting to construct two 18' dormers, one on the east elevation and one on the west elevation, construct a 10' farmer's porch and raise a center ridge approximately 3' on the north elevation, extend a 14' ridge over a flat roof on the east elevation and to replace windows, doors, roofing and siding, on the structure located at **12 Cudworth Street**.

- l) [Case #FY17-138](#) (*request to postpone to the meeting of February 1st*)
Application by **KA Bazarian Construction**, on behalf of **Rob Santos**, requesting to remove and replace all windows, add two windows on the east elevation and remove and replace all siding on the structure located at **14 Standish Street**.

- m) [Case #FY17-141](#)
Application by **Eric Martin**, on behalf of **Vince Edwards**, requesting to add a skylight to the structure located at **12 Atlantic Avenue, #3**.

- n) [Case #FY17-144](#)
Application by **Riley Brothers Realty, LLC**, requesting to remove and rebuild an existing parking lot attendant's booth on the property located at **132 Bradford Street**.

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

Thomas Biggert, Chairman

Posted by the Town Clerk www.provincetown-ma.gov, 1/13/17 9:45 am dv