

Public Meeting

February 1, 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, February 1, 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:** 147 Commercial St., 536A Commercial St. and 188 Commercial St.
- b) **Update on Joint Meeting with BOS by-law revisions by Thom Biggert:** Proposed amendments to the General Bylaws, Chapter 15, Local Historic District, regarding Historic District Commission procedures for the review of applications, including determinations and administrative review, siding and exemption from review for solar panels
- c) **Mid-Fiscal year update on HDC budget.**
- 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 February 15th 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 January 18, 2017) – To install 3 steel doors in previously approved openings;
 - ii. 10-12 W. Vine St. – To replace a rotted fence;
 - iii. 205 Bradford St. – To replace windows;
 - iv. 21 Commercial St. – To re-shingle the east elevation of a structure;
 - v. 441 Commercial St. – To replace 2 casement windows in kind;
 - vi. 11 Bradford St. - To replace 7 windows with windows with a different light pattern;
 - vii. 96-98 Commercial St. – To replace an existing window in kind;
 - viii. 15 Court St., #5 – To replace 3 windows;
 - ix. 18 Franklin St., #2 – To remove and replace a deck and a chimney;
 - x. 174 Bradford St. – To replace 12 windows in kind;
 - xi. 262 Bradford St. – To replace a slider and casement windows with double-hung windows;
 - xii. 188 Commercial St. – To replace siding and trim;
 - xiii. 167 Commercial St. – To remove and replace siding and roofing shingles;
 - xiv. 540-544 Commercial St. – To replace 17 windows and doors;
 - xv. 39 Pearl St. - To replace an exterior door and a four-light window with a sliding door; and
 - xvi. 137 Commercial St. - To raise a building, to up-grade stairs and re-locate to the north elevation, to re-locate an existing entry door on the north elevation to the east elevation, to remove glass block and basement cellar sash windows and replace with new windows on the east elevation, to add and replace windows on the west elevation, to re-configure windows and doors on the south elevation, to remove two skylights and a rear hip roof, to add shed and gable dormers on the east and west elevations and to remove a chimney.
- e) **Review and approval of Minutes:** July 20, August 3, September 7, September 21, October 5 and January 18, 2017

2. Public Hearings

- a) **Case #FY17-080**
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 #FY17-134](#)
Application by **Josh Piper**, on behalf of **Harvey Hauswirth**, requesting to replace 2 windows in kind and add 1 new window to the structure on the property located at **553 Commercial St., Unit A**.
- c) [Case #FY17-151](#)
Application by **Loic Rossignon**, on behalf of **Topknot Properties, LLC**, requesting to add 2 new doors and relocate 1 window on the west elevation of the structure on the property located at **225 Commercial Street**.
- d) [Case #FY17-108](#) *(continued from the meeting of January 18th)*
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**.
- e) [Case #FY17-128](#) *(continued from the meeting of January 18th)*
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**.
- f) [Case #FY17-117](#) *(continued from the meeting of January 18th)*
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**.
- g) [Case #FY17-124](#) *(postponed to the meeting of March 1st)*
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](#) *(continued from the meeting of January 18th)*
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 #FY17-137](#)
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**.
- j) [Case #FY17-138](#) 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**.

3. Any other business that shall properly come before the Commission
VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS